

Applicant Organization Name	Project Name	Project Location	County(s)	Total Project Cost	GCRF Funds Requested
Annette Colbert-Black	The Eden - A residential development for retirees & current employees from Stennis Space Center	Biloxi	Hancock, Harrison, Pearl River	\$ 4,000,000	\$ 3,000,000
ATM Holdings, LLC	Legacy Park Town Center	Gautier	Jackson	\$ 25,000,000	\$ 9,000,000
Bay St. Louis-Waveland School District	Bay Waveland School District Career & Technical Education Center	Bay St. Louis	Hancock	\$ 2,600,000	\$ 2,600,000
Bay St. Louis-Waveland School District	Bay Waveland School District Athletics & Youth Sports Programs	Bay St. Louis	Hancock	\$ 8,500,000	\$ 7,500,000
Bayside Luxury Garage Condominium, LLC	Bayside Garages Biloxi	Biloxi	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$ 8,600,000	\$ 1,500,000
BEST Holdings	Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket	Woolmarket	Harrison	\$ 15,611,874	\$ 3,902,968
Boles LLC	Gulfport MOP (Medical Office Park)	Gulfport	Harrison	\$ 500,000	\$ 125,000
Bollinger Shipyards	Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program	Pascagoula	Jackson	\$ 7,900,000	\$ 6,320,000
City of Bay St. Louis	McDonald Park Improvements	Bay St. Louis	Hancock	\$ 2,040,000	\$ 1,700,000
City of Diamondhead	Commercial District Transformation Phase IV	Diamondhead	Hancock	\$ 2,400,000	\$ 2,000,000
City of Diamondhead	Diamondhead Aloha District Project	Diamondhead	Hancock	\$ 2,400,000	\$ 2,000,000
City of Gautier	Town Commons Park Development Phase 3	Gautier	Jackson	\$ 10,546,355	\$ 2,217,475
City of Gulfport	Gulfport Harbor Fuel Dock Replacement	Gulfport	Harrison	\$ 3,000,625	\$ 2,400,500
City of Gulfport	Multi-Use Path and Sidewalks throughout Gulfport	Gulfport	Harrison	\$ 2,824,884	\$ 2,259,907
City of Gulfport	Mast Arm Signals with Pre-emption	Gulfport	Harrison	\$ 9,548,450	\$ 7,638,760
City of Lucedale	City of Lucedale Cowart Street Improvements	Lucedale	George	\$ 2,206,000	\$ 1,764,800
City of Moss Point	Highway 63/Escatawpa Natural Gas Pipeline Expansion	Moss Point	Jackson	\$ 3,360,000	\$ 2,800,000
City of Moss Point	Downtown Moss Point Infrastructure & Renewal Phase II	Moss Point	Jackson	\$ 6,000,000	\$ 5,000,000
City of Pascagoula	Lowery Island Restoration Project	Pascagoula	Jackson	\$ 3,278,500	\$ 2,500,000
City of Pass Christian	Pass Christian East North Street Extension	Pass Christian	Harrison	\$ 6,543,000	\$ 5,343,000
City of Picayune	I-59 North Frontage Road, South Mississippi Gateway Utilities	Picayune	Pearl River	\$ 2,600,000	\$ 2,240,000
City of Picayune	Friendship Park Revitalization Project: Phase II	Picayune	Pearl River	\$ 2,600,000	\$ 2,080,000
City of Poplarville	The Cottage Project	Poplarville	Pearl River	n/a	n/a
City of Waveland	Waveland Waterfront Improvements	Waveland	Hancock	\$ 3,800,000	\$ 750,000
City of Waveland	Coleman Avenue Revitalization and Flood Risk Reduction Project	Waveland	Hancock	\$ 5,000,000	\$ 4,000,000
City of Wiggins	Hall Street Widening	Wiggins	Stone	\$ 5,500,000	\$ 2,500,000
Climb CDC	Climb Academy	Gulfport	Harrison	\$ 2,880,000	\$ 2,400,000
Climb CDC	Climb Academy Harrison	Gulfport	Harrison	\$ 5,760,000	\$ 4,800,000
Copper Llama, LLC	Copper Llama Distillery	Biloxi	Harrison	\$ 1,735,000	\$ 350,000
Diamondhead Water and Sewer District	Sewer Improvements Basins No. 13, 16 & 17	Diamondhead	Hancock	\$ 6,645,969	\$ 5,316,776
Diamondhead Water and Sewer District	Water System Rehabilitation Phase III	Diamondhead	Hancock	\$ 3,497,873	\$ 2,798,299
Ehlers Holdings, LLC	River City RV Resort: Phase I Infrastructure Development	Moss Point	Jackson	\$ 120,000	\$ 100,000
Gemm Hospitality, LLC	Townplace Suites by Marriott Pascagoula	Pascagoula	Jackson	\$ 19,370,000	\$ 18,000,000
George County Board of Supervisors	George County Industrial Park - Water System Expansion Project	Lucedale	George	\$ 1,287,000	\$ 1,029,600
George County Regional Health System	George Regional Health System (GRHS) Infrastructure and Site Development	Lucedale	George	\$ 3,215,064	\$ 2,572,051
George Regional Health System	George Regional Health System (GRHS) Health and Rehab Revitalization	Lucedale	George	\$ 1,633,837	\$ 1,307,070
Gillum-Young, Robinson & Harris	Gulfport Gaslight District	Gulfport	Harrison	\$ 1,928,450	\$ 1,408,397
Gulfport-Biloxi Regional Airport Authority	Rental Car Ready Return Canopy - Tourism Access Project	Gulfport	Harrison	\$ 5,700,000	\$ 2,200,000
Gulfport-Biloxi Regional Airport Authority	Runway 18-36 Extension - Airport Infrastructure Enhancement	Gulfport	Harrison	\$ 17,000,000	\$ 3,500,000
Hancock County Port and Harbor Commission	Stennis International Airport Site 1 Hangar Development	Klin	Hancock	\$ 9,500,000	\$ 7,000,000
Harrison County Board of Supervisors	Harrison County Fairgrounds-Improvements and Updates	Gulfport	Harrison	\$ 825,000	\$ 660,000
Harrison County Board of Supervisors	Mississippi Gulf Coast Advanced Research & Development Trust Fund	Gulfport	Harrison	\$ 30,000,000	\$ 30,000,000
Harrison County Development Commission	HCDC I-10 & Canal Road Site Development	Gulfport	Harrison	\$ 5,016,453	\$ 4,013,163
Harrison County Development Commission	Coastal Revolving Loan Fund	Gulfport	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$ 30,000,000	\$ 25,000,000

Harrison County School District	Harrison County Career & Technical Workforce Development Program and Facility Expansion	Gulfport	Harrison	\$	8,784,600	\$	5,784,600
Harrison County School District	Harrison County School District Rail Relocation Project	Gulfport	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$	6,150,000	\$	6,150,000
Harrison County Sheriff's Office	Harrison County Law Enforcement Training Academy - Phase II	Gulfport	Harrison	\$	8,665,100	\$	6,932,080
Heritage Spring Water	Heritage Spring Water	Wiggins	Stone	\$	3,019,679	\$	704,593
INFINITY Science Center	All For STEAM, & STEAM For All: A Holistic Approach to Inspiring, Amazina, & Enaqaaina the Next Generation	Pearlington	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$	772,500	\$	772,500
Kiln Utility & Fire District	Kiln Fire Station	Kiln	Hancock	\$	2,155,000	\$	1,750,000
King's Arrow Ranch MS, LLC	King's Arrow Ranch Improvements 2025	Lumberton	Pearl River	\$	2,355,500	\$	1,884,400
La Pointe - Krebs Foundation	LaPointe-Krebs Interpretive Center	Pascagoula	Jackson	\$	1,100,000	\$	900,000
Lazy Palm Hotel/Food Hall	Lazy Palm Hotel / Food hall	Biloxi	Harrison	\$	5,158,000	\$	3,100,000
Lighthouse Square	Lighthouse Square	Biloxi	Harrison	\$	3,900,000	\$	1,500,000
Long Beach Harbor	Long Beach Harbor Complex Restoration	Long Beach	Harrison	\$	27,400,000	\$	7,660,000
Lynn Meadows Discovery Center	LMDC Blue Economy STEM Center	Gulfport	Harrison	\$	8,000,000	\$	6,400,000
Main Street Building LLC	Revive the Blues District: A Biloxi Main Street Initiative	Biloxi	Harrison	\$	22,256,629	\$	19,339,884
Marble Springs Hotel	Marble Springs Hotel	Ocean Springs	Jackson	\$	1,100,000	\$	500,000
Memorial Hospital Foundation	Memorial Multispecialty Center	Gulfport	Harrison	\$	21,000,000	\$	16,800,000
Memorial Hospital Gulfport	Memorial Hospital Intermodal Transportation Center & Parking Structure	Gulfport	Harrison	\$	22,584,000	\$	9,000,000
Mississippi Coast Model Railroad Museum	Next Stop: Enhancement! Transforming TrainTastic & Pass Road into a Regional Asset	Gulfport	Harrison	\$	3,460,000	\$	2,422,000
Mississippi Enterprise for Technology (MSET)	Startup Gulf Coast	TBD	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$	11,445,000	\$	7,445,000
Mississippi Gulf Coast Community College	National Artificial Intelligence (AI) Center for Excellence	Perkinston	George, Harrison, Jackson, Stone	\$	11,492,039	\$	5,000,000
Mississippi Gulf Coast YMCA	Mississippi Gulf Coast YMCA Aquatics Safety Center	Ocean Springs	Harrison, Jackson	\$	3,052,000	\$	1,552,000
Mississippi Sound Estuary Program/Mississippi State University	Building local economic & workforce through native plant production	All six coastal counties	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$	2,456,448	\$	1,759,902
Mississippi Sound Estuary Program/Mississippi State University	Informing coastal development & industry through accessible water quality information	In Mississippi Sound across the Coast	Harrison, Hancock, Jackson	\$	2,578,896	\$	1,578,945
Mississippi State University	Local workforce retention & development through immersive technical skill training	All six coastal counties	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$	1,369,300	\$	1,069,421
Mississippi State University Extension Service	Driving Tourism, Workforce Development, & Stewardship: The Lower Pearl River Watershed Environmental Education Center	Picayune	Pearl River	\$	11,000,000	\$	8,800,000
MS Coast Coliseum Commission	MS Coast Coliseum Complex Expansion	Biloxi	Harrison	\$	7,163,177	\$	5,476,155

Ocean Springs Islands RV Resort, LLC	Pine Island Revitalization	Ocean Springs	Jackson	\$	44,394,000	\$	6,500,000
Pat Harrison Waterway District	Flint Creek Lakeside Restaurant	Wiggins	Stone	\$	3,090,000	\$	2,472,000
Pearl River County Board of Supervisors	Pearl River County Industrial Park Speculative Building	Poplarville	Pearl River	\$	10,000,000	\$	8,000,000
Pearl River County Board of Supervisors	Pearl River County Multipurpose & Enhanced Emergency Operations Center Phase 1	Poplarville	Pearl River	\$	16,916,034	\$	5,466,034
Pinchers LLC	Working Waterfront, Processing/Cold Storage	Unknown	Hancock, Harrison	\$	4,707,680	\$	4,003,590
Port Pascagoula	West Harbor Warehouse	Pascagoula	Jackson	\$	3,300,000	\$	2,640,000
Singing River Health System	Phase II Healthcare Academy Expansion Initiative	Ocean Springs	Harrison, Jackson	\$	2,820,031	\$	2,350,031
Singing River Little Theatre	Singing River Little Theatre	Pascagoula	Jackson	\$	250,000	\$	250,000
Sioux Bayou Landing RV Resort	Sioux Bayou Landing RV Resort	Gautier	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$	2,900,000	\$	900,000
Stone County Board of Supervisors	Inda Industrial Park - Land/Sewer Project	Perkinston	Stone	\$	3,185,625	\$	2,548,500
Stone County School District	Stone Middle School, Career & Technical Education Implementation, Phase III	Wiggins	Stone	\$	1,003,650	\$	1,002,450
Superior Optical Labs, LLC	Facility Expansion for Government Contracts	Ocean Springs	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$	18,948,348	\$	9,343,677
The Mississippi Songwriters Festival Inc./Mississippi Songwriters Alliance	Mississippi Songwriters Performing Arts Center - Museum Exhibits & Displays	Gautier	Jackson	\$	8,019,904	\$	2,032,904
The University of Southern Mississippi	USM Research & Teaching Vessel	Gulfport	Hancock, Harrison, Jackson	\$	18,063,068	\$	2,500,000
The University of Southern Mississippi Research Foundation	Gulf Blue Mission Acceleration Connector	Gulfport	Hancock, Harrison, Jackson	\$	1,975,000	\$	1,200,000
Virtual Care Network	Virtual Care Network (VCN) on the Gulf Coast of MS	TBD	Hancock, Harrison, Jackson	\$	1,800,000	\$	1,500,000
Visage Production Inc	UAS Manufacturing Plant	Stennis	George, Hancock, Harrison, Jackson, Pearl River, Stone	\$	5,000,000	\$	4,000,000
William Carey University	William Carey University Tradition Campus Student Housing	Biloxi	Harrison	\$	4,753,098	\$	3,802,478
				\$	642,018,640	\$	380,390,910

Gulf Coast Restoration Fund Funding Request

Applicant: Annette Colbert-Black

Project Name: The Eden - A residential development for retirees and current employees from Stennis Space Center

Project Information	
Project Year:	2026
Project Name:	The Eden - A residential development for retirees and current employees from Stennis Space Center
Project Location:	Near the City of Biloxi
County:	Hancock, Pearl River, Harrison

Applicant	
Name	Annette Colbert-Black
Contact:	Annette C.
Address 1:	1103 Balch Boulevard
Address 2:	
City:	Stennis Space Center
State:	MS
Zip:	77058

Mailing Address	
Address 1:	1103 Balch Boulevard
Address 2:	
City:	Stennis Space Center
State:	MS
Zip:	77058

Gulf Coast Restoration Fund Funding Request

Applicant: Annette Colbert-Black

Project Name: The Eden - A residential development for retirees and current employees from Stennis Space Center

Project Description/Overview

The Eden is a Boutique Hotel concept designed to cater to the NASA Stennis Space Center Community of Engineers and Architect during various stays while working at the NASA Stennis location.

Especially when such stays require access to VPNs, and other particulars catering to this unique environment of professionals. The development of Drone Technology and Drones will require access to NASA Stennis Space Center for the Blue Economy as well as other Department of Defense usage

Gulf Coast Restoration Fund Funding Request

Applicant: Annette Colbert-Black

Project Name: The Eden - A residential development for retirees and current employees from Stennis Space Center

Project Timetable/Milestones	
Estimated Start Date:	10/01/2025
Estimated Completion Date:	02/01/2026
Milestones	
The Eden Residence will assist us in keeping a think tank hub for development of projects related to the Drones. It is designed for only 60-75 residents at a time.	

Gulf Coast Restoration Fund Funding Request

Applicant: Annette Colbert-Black

Project Name: The Eden - A residential development for retirees and current employees from Stennis Space Center

Funding Section	
GCRF Funds Requested	\$3,000,000
Total Matching Funds	\$1,000,000
Overall Total Funds	\$4,000,000
Applied For Matching Sources	CDBG funding, Economic development funding and Class A Securities
Secured Matching Sources	Hiring a Securities Lawyer from the Baker Group in Oklahoma City or Dallas, TX
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Annette Colbert-Black

Project Name: The Eden - A residential development for retirees and current employees from Stennis Space Center

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	20
Total Full-Time Employment	21
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: Annette Colbert-Black

Project Name: The Eden - A residential development for retirees and current employees from Stennis Space Center

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Summer 2027
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Summer 2027
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Summer 2028
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Summer 2027
5	Supported by multiple government or private sector entities	Summer 2027
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Summer 2027
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Summer 2027
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Summer 2027
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Summer 2027
10	Transformational for the future of the region but creates a wider regional impact	Summer 2027

Gulf Coast Restoration Fund Funding Request

Applicant: Annette Colbert-Black

Project Name: The Eden - A residential development for retirees and current employees from Stennis Space Center

11	Enhances the marketability of existing industrial properties	Summer 2027
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Summer 2027
13	Infrastructure project for business retention and development	Summer 2027
14	Enhances research and innovative technologies in the region	Summer 2027
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Summer 2027

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

Project Information

Project Year:	2026
Project Name:	Legacy Park Town Center
Project Location:	4416 Highway 57, Gautier MS Immediately north of the intersection of Highways 90 and 57
County:	Jackson

Applicant

Name	ATM Holdings, LLC
Contact:	Donovan S.
Address 1:	419 East Beach Drive
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Mailing Address

Address 1:	419 East Beach Drive
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

Project Description/Overview

The Legacy Park Town Center is being constructed as a mixed use development located in Gautier that will include medical, retail, hospitality, restaurant/dining, and residential uses. This is the largest major private development that has occurred in the city's history. The estimated total private investment is in excess of \$100,000,000 through all phases.

Legacy Park is located between Interstate 10 and Highway 90 and faces Highway 57. The initial phase of the development includes 19 acres and is currently under construction. Later planned phases will continue to the east and south to connect to Highway 90 and add approximately 33 acres to the development. The initial phase of infrastructure improvements will be completed by May 2026, and the permits for the construction of the initial building were issued in July 2025. Other building plans are being finalized for permitting. The initial phase of construction is expected to develop approximately 200,000 square feet of commercial building spaces at an estimated cost of more than \$50 million. The public infrastructure will include roadways, a storm water detention lake, sidewalks, sewer, utilities, drainage, landscape, fire protection, public parking facilities, lighting, leisure areas including a children's play area, and walking trails promoting healthy living are expected to cost approximately \$10 million. The costs of infrastructure in the second and third phases that includes similar improvements are approximately \$15 million.

The required infrastructure and enhanced public amenities will be implemented during the construction of all phases of the project and are estimated to surpass \$25 million. Approximately \$9 million of these improvements are quality of life improvements that are directly tied to the success of this GCRF grant application which will make these public enhancements and amenities financially feasible.

Of this combined \$25 million in infrastructure are public amenities costs that will include a large town park, a children's play area and splash pad and lake. These enhancements and other 'placemaking' improvements are expected to cost approximately \$9 million and are included in the combined infrastructure total. The developers have agreed to maintain these public areas, to ensure the best standards are kept for long-term benefits and quality of life contributions. The city leaders including Mayor Vaughn along with strong public support have expressed a desire to have a sense of place for the community to gather to work, live, play and a place to proudly represent their community. This development is well positioned and geographically appealing as a new major gateway into the community that defines the future the City of Gautier and its residents want to present.

The public amenities will also include items such as fountains, a unique splash pad area, children's playground equipment, comfort stations, public restrooms, a small amphitheater for weekly entertainment targeting local and visiting citizens, walking trails, a farmers' market site, entrance monuments and way-finding landscaping, a well developed dog park, and similar improvements. The proposed development will be a tremendous opportunity for Gautier and the surrounding area. This project is expected to generate additional significant investments in the corridor to include the Gautier and Ocean Springs gateway area. The site is directly across the street from the Ocean Springs Sport Complex and just south of the Jackson County Sunplex Industrial Park.

The Legacy Park Town Center project's construction is currently underway. The initial building was permitted in July 2025 and other are in the permitting or final stages of architectural design. The City of Gautier has finalized and recorded the subdivision plats of the initial phases of the development. Several design professionals, contractors, and consultants have been engaged (see attachments) and are currently involved in this project and working towards its implementation. Vertical construction is anticipated within the next 90 days as foundation work has begun on the

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

initial buildings designated for medical services, commercial space and retail.

The requested GCRF funding is primarily targeting quality of life improvements to enhance the aesthetics and amenities of the site to directly appeal to tourists, and local citizens in creating a space that is much more than a commercial development. Without these funds, the proposed amenities and improvements will be greatly scaled back. Unlike other cities along the Gulf Coast, Gautier does not have an existing downtown or town center. Legacy Park will provide the City of Gautier a town center, a community gathering area with an improved business district and strong residential community that has not been established within the City.

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

Project Timetable/Milestones

Estimated Start Date: 10/01/2024

Estimated Completion Date: 07/31/2029

Milestones

Acquisition, Planning and Engineering Design Phase 1 Completed March 2025
Construction of Phase 1 (on-going) April 2025 to May 2026
Acquisition of Eastern Phase/Phase 2 Contracted July 2025
Initial Design/Planning Phase 2 July 2025
Building Construction of Phase 1 August 2025 to December 2027
Environmental Mitigation of Phase 2 October 2025 to July 2026
Certificate of Occupancy - Initial Buildings Phase 1 September 2026
Engineering Design of Phase 2 October 2025 to April 2026
Infrastructure Construction of Phase 2 October 2026
Building Design of Phase 2 January 2027
Construction of Buildings Phase 2 September 2027
Completion of Project July 2029

Project is moving forward with the following design professionals, contractors, and consultants currently engaged. A full list of involved contractors and professionals is attached to this application.

C. Roberds General Contractors
Dennis Stieffel and Associates (engineer)
Machado-Patano Design Group (engineer/architect)
Al Barcia-Landscape Architect
Whiteman Law Firm
Sanders Environmental (wetland consultant)
Urban Development Tool Box
Donovan Scruggs Town Planning and Consulting

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

Funding Section	
GCRF Funds Requested	\$9,000,000
Total Matching Funds	\$16,000,000
Overall Total Funds	\$25,000,000
Applied For Matching Sources	The total project costs of Legacy Park will exceed \$100 million. The requested funds include public amenities and infrastructure improvements. The total infrastructure and amenities costs of Phase 1 is approximately \$7 million and Phase 2 is \$9 million. GCRF funds, if approved, will be allocated towards infrastructure, recreation, and placemaking enhancements which total approximately \$9. Funding for the infrastructure portion of the project is private and secured for phase 1 (underway). The City of Gautier has obligated future revenues for Tax Increment Financing bonds for some of the public improvements. No additional public funds are designated for improvements.
Secured Matching Sources	The applicant/developer is providing the private funds as the required match.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	1
Description of all phases	The applicant is requesting \$5 million in GCRF funds for the initial phase because the majority of construction of infrastructure for Phase 1 is already materially underway and situated within Phase 1. The initial phase will include approximately 200,000 square feet of commercial buildings for a total estimated costs of more than \$50 million. The majority of these funds will be private. Phase 2 of the project will include an additional 33 acres on the east side of the development. This phase will include an entertainment district, and leisure areas to attract visitors and to provide a safe healthy oriented venues for players and a residential component of multi-family and single family dwellings. Phase 3 will include the connection and gateway to Highway 90. This phase will include additional construction of office space, retail, dining and similar commercial activities.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	200
Total Full-Time Employment	200
Indirect Jobs Total	300

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Yes. The project creates a town center for the City of Gautier and will includes 100s of new permanent and temporary jobs within the medical and commercial areas. The project is expected to add more than 150 residential dwellings of various building types. The project includes significant private investment for the majority of approximately \$50 million in phase 1. The second phase will include a similar investment of approximately \$50 million that will be almost entirely funded with private resources. The primary developers are also local Mississippi residents.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Yes. The project will encourage more growth within the area. Currently, the area to the south of the site is the fastest growing residential area of Jackson County. More than 350 new homes are being developed annually within this area. The creation of a town center will encourage more residential growth in the area which will provide customers and visitors for long term support of the project. Legacy Park will benefit the area by reducing the distances to services, shopping, and dining opportunities.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Yes. The current annual ad valorem tax base revenues associated with project area for the City, County and School District is approximately \$6,000. The sales tax revenues and ad valorem taxes associated with Legacy Park could surpass \$1,000,000 annually.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Yes. The total investment in the project is approximately \$100 million. This does not include the public funds from Memorial Hospital (Harrison County). The City of Gautier has obligated Tax Increment Financing funds to assist with public improvements. The bulk of the investment in Phase 1 (more than \$50 million) will be private funds.
5	Supported by multiple government or private sector entities	Yes. The City of Gautier has been a tremendous partner in the project and has obligated future ad valorem and sales tax revenues through a TIF plan. Memorial Hospital (a Harrison County/City of Gulfport Hospital owned health care system) is largely involved.

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes. The project is currently under construction and Phase 1 will be completed in May 2026 (infrastructure). Initial design of Phase 2 is being developed and some of the preliminary renderings, engineers estimates and drafts are attached herein. The first permit for the construction of a building was issued in July 2025.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Yes. The project's main goal is to enhance quality of life and the business environment of the area. The funding of this project will include the improvements of a central lake and community park that will encourage residential development to support the commercial components of the project. Areas to the south of the project are developing quickly but lack any real opportunities for dining, retail, or work. The new town center will encourage more residential development and accommodate the existing residential areas to the south.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Yes. The medical areas of the project will include new, state of the art facilities to accommodate out-patient clients. The mixed use component of the project is advantageous for the Sunplex Industrial Park that currently has new construction underway of for an optical manufacturer. Recently, Mississippi State University broke ground on the Northern Aquatic Research Center, a first of its kind facility, that is positioned to enhance the safety of the seafood market by creating a new lab capable of testing aquatic food safety. Expansion opportunities at Sunplex will be enhanced with a town center to support employees and business with dining, shopping, and residential opportunities.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Yes. Over a decade ago, former Governor Phil Bryant established health care zones to boost the economic vitality of Mississippi's healthcare industry. Both Jackson and Harrison County rely heavily on public hospitals and health care facilities. As South Mississippi grows, residents should be able to expect superior health care service from providers. Encouraging investment in public and private health care facilities will 'raise the bar' of the coast's health care status which can attract more doctors and out of area patients. With enhanced regional health care, residents may not be required to leave the area for certain services in Mobile, New Orleans or Houston trade areas.

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

10	Transformational for the future of the region but creates a wider regional impact	Yes. The establishment of a town center within the area is significant. With close proximity to Interstate 10, the location is very accessible to out of state or out of county individuals. The site is located on the shared municipal limits of Gautier (east side) and Ocean Springs (west side). Vancleave is located a few miles to the north and unincorporated areas of Jackson County are located south of the site. The site and area, in general, is located within municipal limits that can benefit both Gautier and Ocean Springs. The Ocean Springs School District will also benefit financially from this project.
11	Enhances the marketability of existing industrial properties	Yes. Sunplex (Jackson County Industrial Park) is located to the north of the site. At present, there are no businesses within the immediate area to support Sunplex. With residential, dining, and shopping opportunities of Legacy Park, Sunplex will no longer be isolated.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Yes. Over a decade ago, former Governor Phil Bryant established health care zones to boost the economic vitality of the healthcare industry. Gautier established the site as a "health care zone" to encourage development within the industry, and as a result, Bienville Orthopedic Specialists located to the north of the site. Both Jackson and Harrison County rely heavily on public hospitals and health care facilities and enhancing the local industry will benefit both entities.
13	Infrastructure project for business retention and development	Yes. The community lake associated with this project provide a detention structure for the project. This is enhanced with public amenities and recreational components that also are considered infrastructure. The infrastructure portions of this project will enhance the business and residential development of this site and encourage additional development within the area.
14	Enhances research and innovative technologies in the region	The project will include charging stations that will encourage a broader use of electric vehicles to include automobiles and bicycles. The use of raingardens and utilization of retention areas as a primary public amenity is an emerging practice that is very limited on the Mississippi coast.

Gulf Coast Restoration Fund Funding Request

Applicant: ATM Holdings, LLC

Project Name: Legacy Park Town Center

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Yes. The investment in public infrastructure and amenities, as proposed in this project, will increase City, County, and School tax revenues. The site is currently generating approximately \$6,000 in annual revenues and no jobs. The site will create annual revenues that exceed \$1,000,000 for the City, County and School District and more than 200 jobs.

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Career and Technical Education Center

Project Information

Project Year:	2026
Project Name:	Bay Waveland School District Career and Technical Education Center
Project Location:	The Bay Waveland School District will use the funds to renovate and remodel the existing alternative school located at 201 N. Toulme Street, Bay St. Louis, MS 39520. These improvements will enhance the educational environment and support the development of a Career Technical Education (CTE) Center, providing students with valuable skills and opportunities for future success.
County:	Hancock

Applicant

Name	Bay St. Louis-Waveland School District
Contact:	Zachary F.
Address 1:	200 N. Second Street
Address 2:	
City:	BAY SAINT LOUIS
State:	MS
Zip:	39520

Mailing Address

Address 1:	200 N. Second Street
Address 2:	
City:	BAY SAINT LOUIS
State:	MS
Zip:	39520

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Career and Technical Education Center

Project Description/Overview

Imagine a community where every student has the opportunity to not just graduate, but to thrive in careers that drive our local economy forward. This vision is within our grasp with funding through the Gulf Coast Restoration Fund for the Bay St. Louis-Waveland School District's (BWSD) initiative to build a state-of-the-art Career Technical Education (CTE) Center. CTE programs are pivotal in preparing students for careers aligned with the dynamic needs of our regional workforce. The rapid evolution of industries across Hancock County necessitates a workforce equipped with specialized skills that can seamlessly transition into new and emerging sectors. Without a centralized CTE facility, BWSD struggles to meet these demands, creating a skills gap that hinders our students' preparedness for competitive job markets.

The absence of a dedicated Career Technical Education (CTE) Center within the BWSD represents a significant disadvantage for our students and community. Currently, BWSD students interested in CTE programs must travel to external centers, a logistical challenge that disrupts their academic schedules and limits their access to comprehensive, hands-on vocational training. This arrangement imposes additional costs and travel time, detracting from the seamless integration of theoretical learning with practical skills development, and straining resources, thereby impeding our ability to meet the demands of our evolving workforce.

The Bay St. Louis-Waveland School District is seeking \$4 million from the Gulf Coast Restoration Fund to develop a state-of-the-art Career Technical Education (CTE) Center. This transformative initiative aims to significantly enhance educational opportunities and workforce readiness throughout Hancock County. The Bay St. Louis-Waveland School District will use the funds to renovate and remodel the existing alternative school located at 201 N. Toulme Street, Bay St. Louis, MS 39520, to build out this state-of-the-art Career Technical Education (CTE) Center. These improvements will enhance the educational environment and support the development of a facility that provides students with valuable skills and opportunities for future success. The proposed CTE Building is designed to rectify these challenges by consolidating all CTE programs under one roof. This modern facility will exceed state educational standards, featuring specialized classrooms, fully equipped labs, and state-of-the-art technology that simulate real-world work environments. The funds will also allow for the implementation of seven new programs: Information Technology, Allied Health, Educator Preparation, Early Childhood Education, Culinary Arts, Auto Mechanics, and HVAC, along with our current Health Sciences/Sports Medicine course.

Economically, this investment is a catalyst for growth. Hancock County needs a skilled workforce to sustain and expand our local industries. Our CTE programs, forged through partnerships with regional businesses and higher education institutions, will equip students with the competencies needed to excel in high-demand fields. Investing in the BWSD CTE Center is pivotal for Hancock County and surrounding area's future prosperity. BWSD's strengthened CTE programs, bolstered by strategic partnerships with local industries, will cultivate a capable workforce that can drive economic growth and innovation across the Gulf Coast region. Support and funding for the CTE Center isn't just about enhancing educational infrastructure; it's about investing in the future of Hancock County. By bridging the skills gap and preparing our students for the jobs of tomorrow, we ensure a thriving community where innovation flourishes and opportunities abound. This strategic investment in education and workforce development underscores BWSD's commitment to fostering lifelong success and community prosperity in Hancock County. With the goal of building a brighter future for BWSD students and empowering them to lead fulfilling lives and make impactful contributions to our Gulf Coast community, this endeavor will shape the next generation of leaders, innovators, and skilled professionals.

In conclusion, securing funding from the Gulf Coast Restoration Fund for the construction of a CTE Center is not merely a facility enhancement but a transformative initiative that will shape the educational landscape and economic trajectory of our district. BWSD is steadfast in its commitment to leveraging these resources to build a brighter future for our students and contribute meaningfully to the vibrant Gulf Coast community.

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Career and Technical Education Center

Project Timetable/Milestones

Estimated Start Date: 08/01/2026

Estimated Completion Date: 08/07/2027

Milestones

Proposed Design/Construction Schedule
BWSD Career Tech & CLC Renovations
Bay-Waveland School District

Award Notification: July 2025

Phase Sub Phase Event Start End Duration (Days) Sub Phase End Sub Phase Duration (Days) Milestones

PROGRAMMING 08/01/26 08/06/26 5 08/06/26 0 11/14/25 – 1st Advertisement

SCHEMATIC DESIGN 08/07/26 08/21/26 14 08/21/26 0 11/21/25 – 2nd Advertisement

DESIGN DEVELOPMENT 08/22/26 09/05/26 14 09/05/26 0 12/14/26 – Bid Date

CONSTRUCTION DOCS 09/06/26 11/05/26 60 11/05/26 0 01/13/27 – Project Award

QC Review 11/06/26 11/06/26 0 11/13/26 7 06/30/27 – Substantial Completion

BIDDING 11/14/26 12/14/26 30 12/14/26 0

1st Advertisement 11/14/26 11/14/26 0 11/15/26 1

2nd Advertisement 11/21/26 11/21/26 0 11/22/26 1

Bid Date 12/14/26 12/14/26 0 12/15/26 1

Award Date 01/13/27 01/13/27 0 01/14/27 1

CONSTRUCTION 02/01/27 06/30/27 149 06/30/27 0

PUNCH LIST 07/01/27 07/31/27 30 07/31/27 0

Closeout 08/01/27 08/01/27 0 08/07/27 6

Total Duration: 302 days

Let me know if you'd like this exported into a specific format (Excel, PDF, etc.), or turned into a slide/table for presentation.

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Career and Technical Education Center

Funding Section	
GCRF Funds Requested	\$2,600,000
Total Matching Funds	\$0
Overall Total Funds	\$2,600,000
Applied For Matching Sources	The Bay St. Louis-Waveland School District is committed to maximizing the impact of the Gulf Coast Restoration Fund by strategically leveraging existing resources to reduce costs associated with the development of the Career Technical Education (CTE) Center. We are utilizing our current buildings, infrastructure, and equipment to significantly lower the expenses that would have been incurred in constructing a brand new CTE center. By renovating and remodeling the existing alternative school, we can create a state-of-the-art CTE facility without the need for extensive new construction. This approach allows us to efficiently use existing structures, minimizing the financial burden and ensuring that the funds provided are used effectively and sustainably. Our commitment to leveraging current assets ensures that the grant funds will be directed towards enhancing educational outcomes, rather than covering unnecessary construction costs.
Secured Matching Sources	Bay St. Louis-Waveland School District is utilizing existing buildings, infrastructure, and equipment to lower the cost of developing the new CTE center. This approach maximizes the value of the Gulf Coast Restoration Fund, ensuring that the grant's impact is both meaningful and enduring for our community. This strategic use of existing resources not only demonstrates fiscal responsibility but also underscores our dedication to providing high-quality, accessible education to our students.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Career and Technical Education Center

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	10
Total Full-Time Employment	11
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Career and Technical Education Center

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	By providing students with specialized skills aligned with local industry needs, the center prepares a workforce ready for high-demand jobs, attracting businesses to the region and boosting private sector job creation. A skilled workforce enhances the region's competitiveness, encouraging private sector investment and expanding the tax base through increased employment and business growth.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The center can demonstrate significant economic benefits through cost-benefit analysis. Training students in high-demand fields reduces the need for businesses to import talent, leading to cost savings. The ROI includes higher wages for graduates, increased local spending, and long-term economic growth as businesses expand or relocate to the region, attracted by the readily available skilled workforce.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The center can establish clear performance metrics, such as graduation rates, job placement rates, and earnings growth of graduates. These metrics ensure the project's financial sustainability by demonstrating its effectiveness in meeting workforce needs and providing long-term economic returns, making it an attractive investment for ongoing funding.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The development center can leverage a mix of private sector partnerships, local, state, and federal funding. By aligning the center's goals with the interests of various stakeholders, it can attract contributions from industry partners who benefit from a well-trained workforce, as well as government grants aimed at educational and economic development.
5	Supported by multiple government or private sector entities	The center can garner support from multiple government agencies and private sector entities by aligning its goals with regional economic development plans and the needs of local businesses. This widespread backing ensures collaborative efforts and shared resources, strengthening the center's impact and sustainability

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Career and Technical Education Center

6	Can move quickly and efficiently to the design, engineering, and permitting phase	With proper planning, the center can quickly move through design, engineering, and permitting phases. Streamlining these processes and securing early commitments from stakeholders allows the project to progress efficiently, minimizing delays and ensuring timely delivery.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The center enhances quality of life by providing educational opportunities that lead to well-paying jobs, reducing unemployment, and fostering a thriving local economy. This environment attracts new residents and businesses, boosts tourism, and provides recreational opportunities, enriching the overall community.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	By focusing on training in emerging and high-growth sectors, the center can attract new industries to the region and support the expansion of existing ones. This aligns the workforce's skills with the needs of high-growth industries, making the region a prime location for business development and innovation.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The center can enhance the region's educational institutions, research facilities, and logistical assets like ports and airports. By providing skilled graduates, the center supports these assets, fostering a synergistic relationship that benefits both the workforce and regional development efforts.
10	Transformational for the future of the region but creates a wider regional impact	The center has the potential to be transformational by creating a ripple effect that benefits the broader region. This includes elevating the region's educational standards, driving economic growth, and setting a precedent for other areas to develop similar initiatives, amplifying the positive impact.
11	Enhances the marketability of existing industrial properties	The presence of a workforce development center enhances the attractiveness of existing industrial properties by ensuring a steady pipeline of skilled workers. This makes the region more appealing to businesses looking to invest or expand, knowing they have access to a qualified workforce.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The center can focus on developing expertise in targeted industry clusters, creating a unique Center of Excellence in the region. This specialization attracts businesses within those industries, fosters innovation, and enhances the region's reputation as a hub for specific skills and sectors.

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Career and Technical Education Center

13	Infrastructure project for business retention and development	A Career and Technical Education (CTE) center supports business retention and development by creating a skilled local workforce, reducing the need for businesses to seek talent elsewhere. By offering training in high-demand fields and opportunities for employee upskilling, the CTE center enhances productivity and competitiveness. Additionally, the presence of a CTE center makes the region more attractive to new businesses, fostering economic growth and stability.
14	Enhances research and innovative technologies in the region	The center can partner with local research facilities and educational institutions to foster innovation and technological advancements. Training programs can be aligned with cutting-edge research, encouraging students to participate in innovative projects and contributing to the region's reputation as a leader in new technologies.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Clear performance metrics, such as employment rates, average earnings post-graduation, and employer satisfaction, provide tangible measures of the center's success. These outcomes demonstrate the return on investment and ensure ongoing support and funding by showcasing the center's impact on the local economy and workforce development.

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

Project Information

Project Year:	2026
Project Name:	Bay Waveland School District Athletics and Youth Sports Programs
Project Location:	Multiple locations throughout the school district owned property.
County:	Hancock

Applicant

Name	Bay St. Louis-Waveland School District
Contact:	Zachary F.
Address 1:	200 North Second Street
Address 2:	
City:	BAY SAINT LOUIS
State:	MS
Zip:	39520

Mailing Address

Address 1:	200 North Second Street
Address 2:	
City:	BAY SAINT LOUIS
State:	MS
Zip:	39520

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

Project Description/Overview

Imagine a community where every student excels academically and thrives through participation in sports, fostering a lifelong commitment to health and teamwork. This vision can become a reality with funding through the Gulf Coast Restoration Fund for the Bay St. Louis-Waveland School District's (BWSD) initiative to upgrade and expand its athletic facilities to host youth sports and community events. These enhancements include the renovation of the current baseball and softball complex, resurfacing and modernizing the tennis complex, retrofitting the middle school gym, and constructing a building to provide the necessary amenities for hosting youth soccer, football, and track events. Investing in these sports facilities will significantly increase youth sports participation in Bay St. Louis and Waveland, providing more opportunities for students to engage in physical activities and learn valuable life skills.

Athletic programs are crucial in promoting physical health, academic achievement, and social development. However, the current state of athletic facilities is inadequate to meet the needs of our growing community. The community baseball and softball fields are outdated and lack the necessary amenities to host regional tournaments, which limits our students' opportunities to compete and excel. The tennis courts need resurfacing and security upgrades for use by the community. The existing middle school gym is outdated and doesn't fit the necessary requirements, hindering our ability to accommodate the increasing demand for youth basketball and volleyball programs. Additionally, the lack of adequate amenities at the stadium, such as concession stands, restrooms, and a ticket gate, hampers our ability to host youth soccer, football, and track events.

To address these challenges, BWSD is seeking \$8.5 million from the Gulf Coast Restoration Fund to develop and construct a comprehensive upgrade of our athletic facilities. This initiative aims to enhance the quality and accessibility of our sports programs, fostering a stronger community spirit and promoting healthier lifestyles among our youth. The upgrades will also serve as a catalyst for building community relations and increasing tourism in Bay St. Louis and Waveland.

The proposed upgrades include the renovation of the current baseball and softball complex to meet the standards for hosting competitive events. This facility will feature high-quality playing surfaces, modern dugouts, spectator seating, and amenities that enhance the experience for players and fans alike. The tennis courts will be fully renovated to provide safe, top-tier surfaces suitable for both school competitions and community use. Additionally, the middle school gym will be updated with the latest equipment, seating, and technology to support a growing number of youth sports programs and events. Furthermore, the construction of concession stands, restrooms, and a ticket gate at the stadium will provide necessary amenities for hosting youth soccer, football, and track events, making the venue more attractive for regional tournaments and community events.

Economically, this investment is a catalyst for community development. Enhanced athletic facilities will attract regional tournaments and events, bringing in visitors and generating revenue for local businesses. These improvements will also create jobs during the construction phase and in the ongoing maintenance and operation of the facilities. The influx of visitors for tournaments and events will boost tourism, benefiting hotels, restaurants, and other local businesses in Bay St. Louis and Waveland.

Moreover, the social benefits of this investment extend far beyond immediate athletic gains. High-quality sports facilities promote community engagement and provide safe, structured environments for youth to develop teamwork, discipline, and leadership skills. These facilities will serve as a hub for community activities, fostering stronger connections and pride among residents. The availability of modern and safe sports venues will encourage more community members to participate in sports and recreational activities, enhancing the overall quality of life in Bay St. Louis and Waveland.

In conclusion, securing funding from the Gulf Coast Restoration Fund for the enhancement of BWSD's athletic facilities is not just about upgrading our sports infrastructure; it is a transformative initiative that will enrich the educational and social fabric of our community. BWSD is dedicated to using these resources to build a brighter future for our students and community, encouraging them to lead active, healthy lives and contribute meaningfully to our vibrant

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

Gulf Coast community. This endeavor will shape the next generation of leaders, athletes, and community members, ensuring a thriving and resilient future for the cities of Bay St. Louis and Waveland.

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

Project Timetable/Milestones

Estimated Start Date:	05/01/2026
Estimated Completion Date:	04/20/2027
Milestones	
Timeline for Construction	
May 2026: Notice of Award	
June 2026: Design Complete	
July 2026: Advertise to Receive Bids	
August 2026: Award Construction Contract	
September 2026: Begin Construction	
April 2027: Complete Construction	
Total time from notice of award to completion: 12 months	

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

Funding Section	
GCRF Funds Requested	\$7,500,000
Total Matching Funds	\$1,000,000
Overall Total Funds	\$8,500,000
Applied For Matching Sources	The Bay St. Louis-Waveland School District (BWSD) is deeply committed to enhancing community sports facilities and will provide a \$1,000,000 match toward this project. In addition to this financial commitment, BWSD is contributing substantial in-kind resources, including the land and existing infrastructure necessary for the development and renovation of the sports complex. These in-kind contributions encompass six baseball fields, the existing tennis complex, the turf stadium, and the middle school gymnasium. By providing both funding and essential physical assets, BWSD significantly reduces the overall project cost and alleviates the financial burden on the community. These contributions will ensure the long-term viability of upgraded facilities and foster a vibrant, inclusive environment for youth sports and community activities throughout Bay St. Louis and Waveland.
Secured Matching Sources	The Bay St. Louis-Waveland School District (BWSD) is deeply committed to enhancing community sports facilities and will provide a \$1,000,000 match toward this project. In addition to this financial commitment, BWSD is contributing substantial in-kind resources, including the land and existing infrastructure necessary for the development and renovation of the sports complex. These in-kind contributions encompass six baseball fields, the existing tennis complex, the turf stadium, and the middle school gymnasium. By providing both funding and essential physical assets, BWSD significantly reduces the overall project cost and alleviates the financial burden on the community. These contributions will ensure the long-term viability of upgraded facilities and foster a vibrant, inclusive environment for youth sports and community activities throughout Bay St. Louis and Waveland.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	1
Total Full-Time Employment	1
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Tax Base and Private Sector Job Creation: The enhanced athletic facilities will attract regional sports events, increasing tourism and spending in local businesses such as hotels, restaurants, and retail. This boost in economic activity will expand the local tax base and create jobs in hospitality, event management, and facility maintenance. Private Sector Investment: With upgraded facilities, there is a greater potential for partnerships and sponsorships from private businesses looking to support community sports and wellness programs. Local businesses may also invest in advertising and infrastructure around these facilities.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Cost-Benefit Analysis: Investing in athletic facilities yields high returns through increased tourism, community engagement, and health outcomes. For instance, hosting tournaments can generate significant revenue compared to the initial investment. The long-term growth potential includes consistent income from events and improved community health leading to reduced healthcare costs. Return-on-Investment: The upgrades will likely pay for themselves over time by attracting more visitors and events to the area. This sustained influx of activity will contribute to ongoing economic growth.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Financial Sustainability: The project will include detailed planning for long-term maintenance and operational costs, ensuring the facilities remain in excellent condition. Revenue generated from hosting events and leasing facilities to local leagues can fund these expenses. Performance Metrics: Success can be measured through increased sports participation rates, number of events hosted, visitor numbers, and economic impact on local businesses.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Diverse Funding Contributions: Beyond BP settlement funds, the project can attract grants, donations from local businesses, and community fundraising efforts. The visibility and community support for the project can also encourage additional local, state, and federal funding.

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

5	Supported by multiple government or private sector entities	Government and Private Sector Support: The project has the potential to garner backing from city and county governments, local businesses, and community organizations. These stakeholders recognize the broad benefits of improved athletic facilities and are likely to support financially and logistically.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Quick Transition to Implementation: With a detailed project plan, clear objectives, and strong community support, the project can rapidly move to the design, engineering, and permitting phases. This efficiency minimizes delays and starts generating benefits sooner.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Quality of Life: Improved facilities enhance recreational opportunities, promoting community well-being and attracting families to the area. High-quality athletic amenities contribute to a vibrant, active community environment. Business Environment: Businesses benefit from increased traffic and visibility during events, contributing to a more dynamic local economy.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Appeal to High-Growth Industries: A community known for its excellent sports facilities and active lifestyle is attractive to companies in sectors like health and wellness, sports equipment manufacturing, and event management. These industries often seek communities that align with their brand and employee interests.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Complementing Regional Assets: The upgraded facilities enhance the area's appeal as a destination for sporting events, complementing other local assets such as beaches, cultural attractions, and educational institutions. This synergy can amplify the region's attractiveness for both residents and visitors.
10	Transformational for the future of the region but creates a wider regional impact	Regional Impact: The facilities will serve as a regional hub for sports and recreation, attracting participants and spectators from surrounding areas. This influx will stimulate economic activity beyond Bay St. Louis and Waveland, benefiting neighboring communities as well. Future Impact: Long-term, these facilities will foster a culture of physical activity and community engagement, leading to a healthier, more connected population and a stronger regional identity.

Gulf Coast Restoration Fund Funding Request

Applicant: Bay St. Louis-Waveland School District

Project Name: Bay Waveland School District Athletics and Youth Sports Programs

11	Enhances the marketability of existing industrial properties	Attractive Community for Businesses: A community with strong recreational facilities is more appealing to businesses considering relocation or expansion. Companies often look for locations where employees can enjoy a high quality of life, and robust sports infrastructure is a significant factor in that decision.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Creating a Sports Excellence Hub: The upgraded facilities can position the region as a center for sports and recreational excellence, attracting talent, events, and organizations related to athletics and sports management. Cluster Development: This can catalyze the development of related industries, such as sports training centers, sports medicine clinics, and wellness programs.
13	Infrastructure project for business retention and development	Support for Local Businesses: Improved facilities create opportunities for local businesses to engage with larger customer bases during events. It also supports retention by making the area more attractive to employees and their families. Facility Usage: Businesses can utilize these venues for corporate events and community outreach programs, enhancing their engagement with the local community.
14	Enhances research and innovative technologies in the region	Sports and Health Research: The facilities could support collaborations with local educational institutions for research into sports science, health, and fitness, promoting innovation in these fields. Technology Integration: Incorporating modern technology in facility management and event hosting can position the region as a leader in innovative sports facility operation.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Clear Metrics for Success: Performance metrics such as the number of events hosted, participant satisfaction, economic impact on local businesses, and the health outcomes of increased youth sports participation will be established to measure the project's success. Ongoing Evaluation: Regular assessments will ensure the project remains on track to deliver long-term benefits, providing transparency and accountability.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

Project Information

Project Year:	2026
Project Name:	Bayside Garages Biloxi
Project Location:	458 Back Bay Blvd Biloxi, Ms 39530
County:	Harrison, George, Hancock, Jackson, Pearl River, Stone

Applicant

Name	Bayside Luxury Garage Condominium, LLC
Contact:	Steven C.
Address 1:	109 Surgeres Place
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Mailing Address

Address 1:	109 Surgeres Place
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

Project Description/Overview

Project Narrative for Grant Application

Bayside Luxury Garage Condominiums – Catalyzing Growth on the Mississippi Gulf Coast

Project Name: Bayside Luxury Garage Condominiums

Location: 458 Back Bay Boulevard, Biloxi, Mississippi

Applicant: Bayside Luxury Garage Condominiums, LLC

For

Project Summary

Bayside Luxury Garage Condominiums (Bayside) is a first-of-its-kind lifestyle and recreational storage development on the Mississippi Gulf Coast. This transformative project features 63 upscale, climate-controlled condominium units designed to house large boats, RVs, and other recreational vehicles—many of which are customized by owners as leisure suites, “man caves,” or prep-and-relaxation lounges.

Construction is well underway. As of today, 27 units have been completed, and multiple units have been sold and closed, primarily to out-of-town buyers who are investing in the Gulf Coast lifestyle. Several additional units have been leased, confirming strong regional demand for high-end recreational storage and flex space.

In addition to the 63 condo units, Bayside includes a planned clubhouse, pier, and premium RV pads, all of which are designed to further activate the waterfront and promote tourism.

Economic Need and Community Revitalization

The Back Bay Boulevard corridor has long been underdeveloped despite significant public investment. The City of Biloxi has invested \$7.5 million in roadways and infrastructure, yet private-sector revitalization has remained limited—until now.

Bayside directly addresses this longstanding need by:

- Converting underutilized waterfront into an economic engine
- Creating permanent taxable real estate assets
- Generating new tourism activity and regional spending
- Serving as a beacon for further private development

This development supports a key goal of the City’s vision: to create a recreational, tourism-forward district that attracts outside dollars, grows the tax base, and enhances quality of life for residents and visitors alike.

Traction and Market Validation

- 27 units completed
- Multiple units sold and closed
- Leases signed on additional units
- Strong interest from out-of-state buyers
- Dozens of inquiries weekly from prospective purchasers

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

The market has clearly validated the need and demand for Bayside. These early successes reflect a growing national trend of buyers investing in recreational real estate and storage near waterfront destinations.

Project Scope and Timeline

The project includes:

- 63 luxury garage condo units (27 completed)
- Clubhouse for owners and guests
- Waterfront pier
- Premium RV pads

Although built in phases for logistical and financing reasons, this application encompasses the entire development as a unified project, with completion anticipated by December 2025.

Economic and Social Impact

- Construction Jobs: Dozens created throughout project completion
- Permanent Revenue: Property tax, sales tax, and lease income
- Tourism Growth: Enhances capacity for RV and boat-based travel
- Workforce Development: Year-round maintenance and management roles
- Community Anchor: Establishes a hub for future development in Back Bay

Alignment with Grant Goals

Bayside directly aligns with grant objectives by:

- Leveraging existing public infrastructure
- Delivering a shovel-ready, job-creating project
- Attracting private investment into an underserved corridor
- Generating new tax revenue streams
- Supporting Mississippi's coastal economy and tourism sector

Conclusion

The Bayside project is already creating a meaningful economic ripple in Biloxi. With completed units, closed sales, and multiple leases in place, this is a proven, revenue-producing project that is ready to scale. Grant support will accelerate remaining phases, expand regional impact, and ensure Bayside fulfills its role as the anchor development for revitalizing the Back Bay area—turning long-standing public investment into lasting private-sector success.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

Project Timetable/Milestones

Estimated Start Date: 06/01/2024

Estimated Completion Date: 09/30/2026

Milestones

Updated Project Timeline – Bayside Luxury Garage Condominiums

The Bayside Luxury Garage Condominiums project is advancing through a structured and phased development plan. The project is anchored by 63 climate-controlled storage condominium units, a premium RV park, clubhouse, and a 10-slip marina—all designed to stimulate economic growth and revitalize the Back Bay Boulevard area of Biloxi.

Phase 0: Pre-Construction (Completed)

All pre-construction milestones were completed ahead of schedule. These included a feasibility study by Donald Jones Consulting (January 2023), property acquisition, conceptual design by Brown, Mitchell & Alexander, a full cost breakdown from Argus Building Company, finalized project financing, and advance purchase of key materials. This groundwork set the stage for immediate mobilization.

Phase 1: Initial Construction – 27 Units (Completed May 2025)

Construction of the first 27 units (27,000 sq ft) began in April 2024. The scope included all site preparation, infrastructure, vertical construction, interior finishing, landscaping, and utility connections. Final inspections and Certificates of Occupancy were issued in May 2025. Several of these units have already closed with out-of-town buyers, while others are leased, affirming strong demand from a recreational and lifestyle-driven customer base.

Phase 2: Additional 36 Units (November 2025 – May 2026)

The next 36 units (36,000 sq ft) are scheduled to break ground in November 2025. This timeline was strategically selected to allow absorption of Phase 1 units, continued pre-sales, and seamless project financing. Construction will follow the same proven standards of quality and efficiency as Phase 1, with completion and occupancy targeted for May 2026.

Phase 3: RV Park, Clubhouse, and Marina (November 2025 – May 2026)

Simultaneously with Phase 2, construction of the RV park and amenities will begin in November 2025. This phase includes 20 premium RV pads with full utility hookups, a 10-slip marina to activate the waterfront, and a clubhouse and pier to serve as central gathering spaces for owners and guests. These resort-style amenities are designed to elevate the entire development and appeal to both recreational travelers and high-income boat and RV owners. Final delivery is also scheduled for May 2026.

Key Milestone Summary

- May 2025: Completion of Phase 1 – 27 luxury garage units
- November 2025 – May 2026: Construction and delivery of Phase 2 – 36 additional units
- November 2025 – May 2026: Construction and delivery of Phase 3 – RV park, clubhouse, and marina

This updated timeline reflects the natural evolution of a successful, phased development with strong early-market validation. With Phase 1 completed and generating revenue, Bayside is well-positioned to complete the remaining phases on schedule, expanding its economic, recreational, and community impact along the Mississippi Gulf Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

Funding Section

GCRF Funds Requested	\$1,500,000
Total Matching Funds	\$7,100,000
Overall Total Funds	\$8,600,000
Applied For Matching Sources	GCRF \$1,500,000.00
Secured Matching Sources	Compare Overview: The document details financial transactions and settlement information for Bayside Luxury Garage Condominiums LLC and GUTIERREZ LLC. GUTIERREZ LLC Loan Details Loan originated on March 6, 2020, with an interest rate of 6.5%. Initial loan amount was \$3,901,017.63. Principal payments totaled \$2,228,822.64 by January 2022. Current principal balance is \$3,680,588.27 as of January 2022. Multiple late charges incurred, totaling \$300. Bayside Luxury Garage Condominiums LLC Transaction Settlement date was March 29, 2024, with Citizens Bank of Philadelphia. Total gross amount due from borrower: \$1,039,153.56. Payoff to Merchants & Marine Bank was \$1,000,000.00. New loan amount was \$2,107,200.00, with a draw amount of \$886,000.00. Total settlement charges amounted to \$39,153.56. Partner Contributions James M. Carter contributed a total of \$400,000.00. Erin Hollis had a beginning balance of \$136,940.03 with no new contributions. Steven Carter's beginning balance was \$319
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	6
Total Full-Time Employment	7
Indirect Jobs Total	60

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Bayside Luxury Garage Condominium project will raise the competitive ability of the Coastal region as it is projected to create more than 50 direct and indirect jobs and generate over \$327,500 in recurring annual revenue for Biloxi plus a significant one-time boost in sales tax of \$371,000 with the purchase of construction materials. As an \$8.6 M investment in the underdeveloped Back Bay Boulevard area, this development will stimulate future investment and bring an influx of dollars to the area creating a more stable tax base and introducing new economic opportunities to the Back Bay of Biloxi and the Coast as a whole.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	In the past several years, especially since the COVID pandemic, the RV industry has grown exponentially and has become more sophisticated. The Bayside development will offer upscale facilities, many amenities, and unique points of interest to attract high end RV owners and travelers with expendable income. this project will create added tax revenue, both one-time and recurring, which will inspire long-term growth potential and increase economic opportunities for the area. Tourism and recreation have the highest returns on investment of any industry in today's environment, especially in a place like the Gulf Coast; and boats, RVs, and other sport v are a big part of that. The Bayside development will bring in a new level of travelers with interest in housing and protecting their recreational vehicles as well as creating a relaxing space for getaways and entertaining. A positive feasibility study is attached to this application which supports a strong ROI and economic potential.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Bayside project will be very unique to the MS coastal community as there is no luxury garage condo facility of its kind anywhere along the MS Gulf region. As such, these units are in high demand with no real direct competition and are expected to sell or lease easily bringing in almost immediate revenue for the development while also leading to further development which demonstrates sustainability and long-term success of the project. The Gulf Coast, and particularly the Bay area, will be an attractive region for consumers who own high-end RVs, boats, and sporting equipment who also spend cash to protect those assets when such a facility becomes available. The previous investment by the City of Biloxi in the Boulevard infrastructure supports the building of this type of complex. Developments like what Bayside is bringing to the area have been highly successful in other similar markets.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	While the Back Bay Boulevard area has been slow to recover from Katrina and underdeveloped since, Bayside will be a game-changing addition to that part of Biloxi and will spur more private and public investment around it to cater to the owners/tenants/visitors of the Bayside property. This type of development will bring in new retail and service businesses as it creates a flow of traffic and a new population to spend cash on goods and services in the local area. As the Bayside development also includes a pier and upscale RV pads for shorter term visitors, it will attract investment from both private and public sectors to create more businesses and amenities to serve these folks who have expendable income and interest in the Coast as a frequent destination and/or a place to house their recreational vehicles or have a "man cave" or "getaway" even if they live nearby. The significant improvement being made to the Bayside property will encourage investment around it.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

5	Supported by multiple government or private sector entities	Bayside Luxury Garage Condominiums is a forward-thinking, cutting-edge development backed by a strong feasibility study and solid, data-supported revenue projections. The project has garnered the support of key public and economic development stakeholders, including the City of Biloxi, the Harrison County Economic Development Foundation, and the Greater Biloxi Economic Development Partnership. Bayside is strategically positioned to complement and maximize the impact of the \$7.5 million infrastructure investment recently made by the City of Biloxi along the Back Bay Boulevard corridor. These public improvements were specifically intended to attract private-sector development, and Bayside represents an ideal match for that vision—bringing immediate tax revenue, sustained economic activity, and a long-term anchor for revitalization in a historically underutilized area.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	This project has been carefully designed by experienced engineers and architects to maximize the utility of the site and ensure the highest possible return on investment. The design phase is fully complete, and the project has been vetted and approved through all required City of Biloxi channels. Groundbreaking has already taken place, and construction is actively underway. The Bayside development has successfully moved beyond conceptual planning, engineering, and permitting, and is now firmly in the implementation stage. The development team is fully committed to advancing the project on schedule and delivering a transformative, high-impact facility that meets both economic and community development goals.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	As the Back Bay Blvd section of Biloxi has seen little growth or improvement in the past 2 decades, it is in great need of new energy and revitalization. The unique and popular concept of the Bayside development will spur interest in additional development and enhancement of the area. This project will develop almost 8 acres of land previously unused. It will attract owners from throughout the southern US and beyond who seek upscale space for their RVs, boats and sporting equipment but also desire a prime location with easy access and needed services. Bayside will provide what these folks want while bringing outside dollars into the area creating new revenue streams to support businesses and retail in the area to serve their needs. By creating a new flow of people into the area, Bayside will be a nucleus to spark interest from the private sector to build on that momentum. It will raise the bar and elevate the overall quality of life for the Back Bay and Biloxi and Harrison County.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Bayside Luxury Garage Condominiums is a development that most certainly supports the tourism and recreation industries of the MS Coast as well as providing numerous jobs and types of employment for Coast professionals and workers during the design and construction phases. Because the end result will be properties/units to be sold/leased, it will provide stimulation and cash flow in the real estate market. The economic impact, both direct and indirect, will be substantial for an area like Back Bay Boulevard which is in serious need of an economic catalyst. This development has a high probability of success and ability to have an economic impact quickly which in turn will encourage other businesses and industries to take a new look at locating in the area.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project will enhance and improve the Back Bay waterfront area which is a key natural asset of the Coastal region, and which can and should be a real point of interest in the Coastal area. Further, it will bring much needed revitalization along Back Bay Boulevard to stimulate the building or redevelopment of existing and outdated structures and businesses nearby. The Bayside development will foster community growth and already is creating a great deal of community interest and support. This project will take an empty and unused parcel of land, make it productive, attractive and revenue generating to create a catalyst for growth and set a stage for additional investment in an area seriously needing economic stimulus.
10	Transformational for the future of the region but creates a wider regional impact	Although the focus of the Bayside Luxury Garage Condominium development is to create a successful, sustainable property development that provides wanted and needed services and amenities to attract purchasers and owners, it also has great potential to bring in vacationers and visitors from around the US who will visit stores, restaurants, casinos, museums and other attractions as they travel around the Coast. It is well proven that RV travelers spend substantial money in areas they visit or where they leave their RVs. Due to its proximity to I-10 and Highway 90, the Bayside development certainly will bring folks through the Coastal counties and south Mississippi. The Bayside project will be a nucleus around which other development will grow creating a ground swell of improvement and added revenue to a struggling area. In turn, this catalyst will lead to revitalization raising the economic status and overall quality of the Back Bay area as well as the Coastal region as a whole.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

11	Enhances the marketability of existing industrial properties	The Back Bay Biloxi area, adjacent to the Bayside property, includes several industrial parcels and designated Opportunity Zones—areas that offer significant tax incentives to spur investment and revitalize economically distressed communities. The strategic improvements underway at Bayside—both in infrastructure and site development—will enhance the overall appeal and utility of the surrounding area, particularly these underdeveloped, underused, or abandoned properties. By introducing a successful and visually appealing anchor project, Bayside immediately increases the commercial viability and marketability of nearby Opportunity Zone properties. This, in turn, creates a ripple effect that attracts new industry, encourages both public and private sector investment, and fosters the formation of public-private partnerships. As interest grows, so too does the potential for job creation, new business formation, and sustained revenue generation.
13	Infrastructure project for business retention and development	This project includes significant improvement to the elevation of the private land as well as other site preparation work to make it usable for the Bayside development and transform it into a viable, productive site. This property is in a prime location for the planned development and the type of business contemplated; and it makes great utilization of the \$7.5 Million in infrastructure improvements completed by the City of Biloxi in the area in recent years. The work being done, and the development being built on the Bayside property further enhances and adds to the City's investment in the Back Bay Boulevard. The private investment by the Bayside group is a complement to the public investment by the City to transform the struggling and stagnant Boulevard area into a thriving place.

Gulf Coast Restoration Fund Funding Request

Applicant: Bayside Luxury Garage Condominium, LLC

Project Name: Bayside Garages Biloxi

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	As demonstrated by the comprehensive documentation submitted with this application, Bayside Luxury Garage Condominiums is projected to deliver a significant and measurable return on investment. The project is expected to generate \$327,500 in recurring annual revenue for the City of Biloxi, in addition to an immediate one-time boost of approximately \$371,000 in sales tax revenue from construction-related spending alone. Bayside is supported by a detailed and realistic development timeline, robust financial projections, a solid investment plan with committed funding, and a positive, data-driven feasibility study. Together, these elements underscore the project's sustainability, strong economic fundamentals, and its potential for long-term success. Strategic developments like Bayside—especially when introduced in underperforming or overlooked areas—have repeatedly proven to be catalysts for transformation. By injecting capital, activity, and visibility into the Back Bay Boulevard

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

Project Information	
Project Year:	2026
Project Name:	Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket
Project Location:	Tomaston Medical Park
County:	Harrison

Applicant	
Name	BEST Holdings
Contact:	Bart E.
Address 1:	14050 Dedeaux Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Mailing Address	
Address 1:	14050 Dedeaux Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

Project Description/Overview

Project Building Description: The Tomaston Medical Park is a planned large-scale facility designed to offer specialized medical services. This project aims to generate new revenue streams for the region, attract and retain top medical talent, provide access to industry-leading care, and enhance the overall quality of life in the greater Mississippi Gulf Coast Region. Phase 1 construction will be carried out in two parts:

Phase 1A: Tomaston Medical Park Ambulatory Surgery Center (ASC)

Phase 1B: Tomaston Medical Park Specialty Clinic Building (SCB)

Project Location: Woolmarket, Mississippi, located in Harrison County, is an unincorporated territory north of Biloxi that has, due to businesses in the territory consisting mostly of industrial services, lagging economic stimulation. However, with its central location along the Mississippi Coast, Woolmarket has significant potential as an economic center for coastal residents and travelers.

Project Applicants: BEST Holdings, a corporation founded by Doctors Samir Tomaijan and Bart Edmiston.

Project Need: Harrison County is quietly enduring a life expectancy crisis. Of the 40 census tracts reporting within the county, 58% report a life expectancy from birth in the lowest national quintile, according to the CDC's collaborative U.S. Small-area Life Expectancy Estimates Project. In fact, each of the three coastal counties of Mississippi see similar trends, with only one reporting tract out of 73 reporting a life expectancy in the top 40% of the country. These effects are exacerbated in Harrison County due to a higher population density. Census data shows Harrison County's population density is 363 people per square mile, while Hancock County and Jackson County see lower rates, at 97 and 198 people per square mile, respectively.

In the NIH's Inequalities in Life Expectancy Among US Counties, lack of healthcare and poor economic opportunities were top contributors to life expectancy inequalities. Harrison County faces the most substantial impact of this trend out of the three coastal counties, being the only one to surpass the state's poverty rate of 19.1% with a rate of 19.5%. The county is classified under four separate Medically Underserved Area (MUA) designations, with Index of Medical Underserved scores ranging from 52 to 57.3. This encompasses most of the census tracts within the county, reflecting the widespread nature of the lack of healthcare. The fact that this status remained unchanged since the mid-1990s underscores the persistent healthcare challenges faced by residents.

Project Benefits: The Tomaston Medical Park will improve medical access and quality of care in a county where there is limited availability of specialized medical services, with plans to operate a single specialty spine center, a dermatology and skin cancer center, an oncology screening center, an orthopedics and spinal care specialty center, and a women's health center.

These specialized services will fill the gaps not currently available, allowing people to get access to high quality care without having to travel far and leave the state. In a region with some of the worst healthcare outcomes in the country, it is difficult to overstate how much of a difference access to high-quality medical care could make for the people of the Gulfport-Biloxi metro area.

Local Economy Impact: The project will boost the local economy by creating about 80 new full-time jobs in Woolmarket, including roles for doctors, technicians, and support staff. It will also increase local spending and tax revenues. The construction will provide a significant cash infusion, and the Medical Park will help attract new industries and enhance the business environment. By drawing more visitors, it has already increased nearby property

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

values and spurred interest in local businesses. This investment is a key expansion opportunity for Woolmarket, leveraging its location near a major interstate. These developments will be transformational for Woolmarket, which lacks industry or high-tech jobs.

The magnitude of this project's impact on the local economy and the opportunities available to the people of Woolmarket has led it to receive the endorsement of the GCRF Advisory Board two years in a row.

Project Readiness: Best Holdings acquired the building lot and construction is set to start and be completed within a tightly defined timeline. Design and engineering have already begun, as well substantial site work including dirt work and sewage and drainage, and project matching funding is secured. Regional impacts, tax-base, and private sector job creation will begin in October 2025 and construction impacts will be realized immediately. About \$2.8 billion of Best Holdings' own funds have already been spent on this project.

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

Project Timetable/Milestones

Estimated Start Date:	09/01/2022
Estimated Completion Date:	11/18/2027
Milestones	

Milestones and Timetable:

Phase 1 construction will be carried out in two parts:

Phase 1A: Tomaston Medical Park Ambulatory Surgery Center (ASC)

Phase 1B: Tomaston Medical Park Specialty Clinic Building (SCB)

The construction timetables breakdown completed steps and an estimate provided by Marty Architects of future construction.

Note: The funding will be used toward Phase 1A, Tomaston Park Ambulatory Surgery Center project. While the primary focus of the project will be on Part A, certain construction activities related to Part B will be undertaken as long as they are beneficial and do not increase the overall budget. For this reason, the project timetable is focused on phase 1A activities from the beginning of the project until the anticipated completion.

Preconstruction:

- Land at 0 North Oaklawn Lane, Woolmarket, acquired in 9/1/2022 and 3/2/2023

Tomaston Medical Park Ambulatory Surgery Center:

- Programming commenced 2/2/2023, completed 3/24/23 (50 days)

- MSDH SD Submittal commenced 4/30/2023; completed 5/31/2023 (31 days)

- Site Plan Development commenced 7/10/2023; completed 7/31/2023 (21 days)

- ASC Building National Permit submitted 7/21/2023: Approved before submission of this application

- MDEQ water quality certification submitted 8/1/2023; Certification was approved before submission of this application

- Design Development commenced 7/1/2024: Design Development will completed approximately 7/29/2024 (29 days)

- BEST Holdings Redesign Review for the ASC began 7/15/2025, completed by 11/15/2024 (92 days)

- Construction Documentation for the ASC to begin by 11/9/2025, completed by 12/31/2025 (52 days)

- Owner Construction Documentation Review will begin 1/1/2026, and complete by 1/15/2026 (14 days)

- Construction Project Bid, advertising, receiving and awards for the construction will occur between 1/16/2026 and 2/06/2026, (21 days)

- Vendor Contracting will start 2/06/2026, and is expected to complete by 3/19/2026 (41 days)

- Construction will begin by 3/31/2026, and complete by 2/28/2027, (11 months)

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

Funding Section	
GCRF Funds Requested	\$3,902,968
Total Matching Funds	\$11,708,906
Overall Total Funds	\$15,611,874
Applied For Matching Sources	The \$11,200,000 mini-perm loan for construction from Southern Bancorp, Term Sheet attached to application, for use to fund this development in advance of a reimbursement from the GCRF for requested \$3,902,968. The loan will close prior to a potential GCRF award and avoid delays. For the purpose of this application, only \$10,031,563 of this loan was counted towards our "matching funds" total of \$11,708,906, because the total loan includes funds to be used on the project before receiving a GCRF reimbursement.
Secured Matching Sources	\$1,950,000 secured in a loan from Planter's Bank to BEST Holdings, LLC to purchase the property used for this project, \$1,350,000 Private funds used to purchase property used for this project. These two funds are being used to buy the land that will host all four phases of the project, so only \$500,000 of the total \$3,300,000 is being counted as "matching funds," an amount prorated for the land used only for phase 1A of the project. BEST Holdings, LLC has also provided \$177,343.42 to pay for project consulting, design, permitting and other costs. Best Holdings also received a \$1,000,000 appropriation for this project from the state of Mississippi in its 2024 legislative session. Best Holdings received unanimous votes of approval for the Tax Increment Financing Plan (TIF) from both the City Council of Biloxi and the Harrison County Board of Supervisors for \$5,000,000, not being included as matching funds in this application.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	4
Which Phase Is This	1
Description of all phases	Phase 1: Two state-of-the-art medical facilities in Woolmarket, includes two operating rooms, a single specialty spine center, a dermatology and skin cancer center, an oncology screening center, an orthopedics and spinal care specialty center, a women's health center, and a DCFC EV Charging Station. This phase is split into two sub-phases. This phase will be split into two sub-phases, phase 1A and 1B, with 1A constructing the Ambulatory Surgery Center, the primary Tomaston Medical Park facility, and 1B constructing the specialty clinic. Decisions on the distribution of specialties between the two centers are pending. Phase 2: On-site drug store and pharmacy and a restaurant near the Tomaston Medical Park's southern entrance. Phase 3: Tomaston Medical Park's overnight facilities and support offices. Phase 4: New surgery center, imaging center, commissary, and additional offices construction and will complete the Tomaston Medical Park project.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	115
Total Full-Time Employment	115
Indirect Jobs Total	220

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The project will provide access to high quality healthcare in the region, including specialties such as cancer screening, cancer treatment, and women's specialty healthcare services. High paying jobs will be created directly through the project in the form of specialty physicians and other medical providers recruited and hired from inside and outside the state to provide the services. The project will positively impact the long-term competitiveness of the region as the availability of these critical services will provide tools to improve health outcomes and life expectancies of residents; this will serve as a valuable employee retention/recruitment incentive for businesses and industries considering location on or relocation to the Coast. The creation of high paying jobs both within the facility and through the attraction of new industry to the region will positively impact the local and state economies and tax bases.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The project will create jobs, stimulate development in the surrounding community, and generate substantial revenue through the provision of medical services. The substantial private investment in this project is based on financial indicators that point to a strong return-on-investment, as it is unique to the area, cutting-edge in the medical field, and serves a broad scope of crucial needs that have been identified. Establishment of the Medical Park will benefit the local economy. A cursory Benefit-Cost Ratio analysis of an investment of \$3,902,968 shows a return of \$5,647,740 or ≈ 1.45. The positive NPV of \$1,744,772 and a benefit-cost ratio of 1.45 indicate that the project is economically viable and beneficial. It suggests a substantial return on investment through job creation, increased household income, local spending, and associated tax revenues, making it a promising development for Woolmarket, Mississippi. Each additional phase of the project will offer similar benefits.

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Tomaston Medical Park is being designed and developed to be a premier medical and healthcare facility to serve the Mississippi Coastal region in ways that no other facility currently does. Further, it is expected to draw patients, employees, and visitors from surrounding states as well. These factors will lead to revenue and financial growth at a level that not only will be sustainable but also will stimulate further development in adjacent properties, bringing even more services and amenities along with additional revenue streams to the area. As stated in the timeline provided above, this project has clear, tangible targets and performance metrics in place to reach completion using a well-defined building block approach within a feasible and marketable time frame. A project of this scope has the components necessary to achieve long-term financial stability as well as growth, and is set up to withstand fluctuations in private and public healthcare.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	At a 3:1 private investment to requested funds ratio, the construction of the development alone leverages \$11.7 million in private developer funds from \$3.9 million in requested public funds. This heavily weighted private investment funding does not take into consideration funding from (1) existing and new private businesses seeking to sell goods and services to the development's employees, patients and families, and (2) industries that the development is expected to attract to the highly traveled strategic location at the I-10 centerpoint between Alabama and Louisiana. Additionally, the development has taken steps to leverage funds allocated from the state legislature as well as up to \$5,000,000 in funding from an approved Tax Increment Financing Plan (TIF) unanimously approved by both the City Council of Biloxi and the Harrison County Board of Supervisors to support the Tomaston Medical Park project.

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

5	Supported by multiple government or private sector entities	Local government and private entities have expressed strong support for the project. Current Harrison County hospitals, Merit Health Biloxi and Memorial Hospital Gulfport have close working relationships with the physician developers and fervently support the expansion of healthcare services to be provided through the development. Additionally, the Mississippi State Legislature showed its support for the project through a \$1 million allocation to the project. The City of Biloxi and Harrison County Development Commission have been actively engaged in discussions surrounding the development, and both recognize the positive impact the development will have on healthcare access, business recruitment and economic growth in this high traffic, yet currently underdeveloped, region of Harrison County.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Architects and engineers have been engaged and are actively working on the project. The project milestones set forth above were developed collaboratively by the developer, engineers, and architects, and demonstrate the developer's commitment to completing all preconstruction and construction activity in an efficient and thorough manner. The land for the project has been purchased by the owners, and all pre-construction tasks for the Phase 1A Ambulatory Surgery Center have been completed. Preconstruction tasks for the Specialty Clinic Building (Phase 1B) have begun and are expected to be completed in 2024.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The proposed Tomaston Medical Center's industry-leading medical space will create jobs, positively impact the region's economy, and vastly improve local access to quality medical care will improve both the quality of life and the shockingly low life expectancy rates of Coast residents. Future phases of the project will feature amenities currently lacking in Woolmarket that will support tourism and recreation, including an onsite hotel and a restaurant. Incremental improvements in access to medical services and the local business environment will create a positive feedback loop, continually raising the quality of living, growing the business environment, and bringing tourism appeal as the project's phases are brought to light.

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Quality healthcare options in the Woolmarket area are scarce or nonexistent. Like the availability of high quality public education, access to high quality healthcare is key to the recruitment and establishment of high-growth industries. With its location on I-10 at the exact center point between Louisiana and Alabama, Woolmarket enjoys a strategic location with a high traffic count and excellent transportation access. Tomaston Medical Park's deployment of highly trained physicians and medical personnel in specialized areas, such as cancer screening, cancer treatment, and women's specialty healthcare services, will meet the needs of local workforces and eliminate the need for employees to travel at great expense to obtain these critical services. The influx of skilled workers working at the Medical Park will attract industries that cater to them, setting the region on track for long-term growth.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	A transformational medical facility, Tomaston Medical Park will attract top medical professionals to the Mississippi Gulf Coast. This will incentivize and enable universities, community colleges and teaching hospitals in the south Mississippi area, as well as the entire state, to increase and enhance programs which educate and train support staff to work with those specialized doctors and providers. The project team is strategizing opportunities to partner with the nearby military bases as well. Additionally, as a premier healthcare center with specialized services, it is anticipated that Tomaston Medical Park will be the catalyst for patients and their families to travel to the area for care and treatment they cannot obtain elsewhere, thereby increasing travel to the coast. This travel will increase revenue to restaurants, hotels, resorts, and shops, as well as to local transit like Mississippi's Coastal Transit Authority.

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

10	Transformational for the future of the region but creates a wider regional impact	The development's location, immediately off of the Woolmarket Exit on I-10, at the exact center point between Louisiana and Alabama, makes it quickly and easily accessible not only to South Mississippi residents, but also residents of Louisiana and Alabama. Mississippi residents will no longer be required to travel, lodge, and spend money out of state for these specialized medical services, but will instead be able to receive them within hours or even minutes of their Mississippi homes. Moreover, surrounding state residents will have the option to seek medical care from nationally recognized physicians at a location within easy reach, incentivizing them to spend out of state dollars in South Mississippi. Onsite overnight lodging is planned for a future phase to accommodate patients' families as the development grows in regional reputation and patient count. There will also be downstream effects on the quality of life of other communities along the corridor.
11	Enhances the marketability of existing industrial properties	Marketability/Property Value: Tomaston Medical Park's mission of providing high quality healthcare services to the underserved and relatively underdeveloped Woolmarket area, combined with the project's highly visible and accessible location along I-10 at the midpoint of the Mississippi Gulf Coast, will attract industry location to the area. The development of a well-regarded medical facility can improve the perception and value of surrounding properties. Industrial properties located near high-quality medical services may see an increase in value and marketability due to the added benefit of having top-tier healthcare close by. Improved Infrastructure and Amenities: The development of medical buildings often leads to improvements in local infrastructure and amenities, such as better roads, enhanced public services, and upgraded utilities. These improvements can make industrial properties more desirable to potential tenants and investors.

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Tomaston Medical Park is completely unique to the Coast, and nothing remotely close to its level exists in the area today. The development's central location will allow South Mississippians and beyond to quickly and easily access critical, high quality, and scarcely available medical services. Based on recruiting conversations by the physician developers, the development expects to act as a regional destination for top-rated physicians and other medical professionals seeking to practice in Tomaston Medical Park's highly innovative medical space. As the physician roster and success of the development set a new standard of medical excellence in the region, the development's reputation and visibility will grow, attracting to Woolmarket and the Coast other industries and businesses seeking to provide the best possible healthcare services to their workforces. The development will attract other high-growth, high-tech industries as well, which the Coast severely lacks.
13	Infrastructure project for business retention and development	This development in the Woolmarket area of Harrison County will draw large numbers of people and will stimulate further investment in private development and creation or expansion of the surrounding business community. It also will improve the revenue streams and tax base, thereby providing support and funding for new infrastructure and improvements to existing infrastructure. Not only will the Tomaston Medical Park be a beautiful complex with attractive structures, green spaces, amenities and safe parking areas to improve quality of life in general, but it will also provide many good jobs and be an economic driver. Businesses like to be near other businesses, and people like to go places with multiple attractions while visiting their doctor or having a test conducted. High level medical facilities such as Tomaston can serve as a community nucleus, and have been shown to be very effective in stimulating development in other states and regions where they have been built.

Gulf Coast Restoration Fund Funding Request

Applicant: BEST Holdings

Project Name: Tomaston Medical Park Phase 1A Development - The Medical Center of Mississippi in Woolmarket

14	Enhances research and innovative technologies in the region	Medical technology innovation may be one of the most critical advancements of this century. Specialized healthcare complexes such as that envisioned in the Tomaston Medical Park encourage and support research and development. They also attract healthcare providers, who in turn partner with companies to provide feedback and dialogue, improving the delivery of services and equipment. With multiple cancer facilities, an industry-leading women's health center planned in the project, and facilities intended to be offered for training and education, the Tomaston Medical Park's emphasis on high-quality care is guaranteed to bring innovative technologies to the gulf coast. Through partnering with local hospitals, educational institutions, military installations, and related industries on the Gulf Coast, Tomaston Medical Park and the healthcare providers it brings in will have a significant impact in bringing a higher level of healthcare and medical services to the region.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	With the development's size and scope, a plethora of objective performance metrics will be available. As with any building project, pre-opening progress may be measured by construction phases performed by identified dates. Post-opening progress may be measured in relation to services rendered, including but not limited to meeting the following goals by specified dates: (1) filling particular medical spaces with and retaining talented physicians, medical staff and equipment (2) reaching/increasing patient visitor targets, and (3) reaching specified revenue goals. Given the developer's substantial financial investment in the project, the inherent complexities of medical billing, and the strong desire for the development's success by all stakeholders, measuring progress and exceeding expectations will be critical to Tomaston Medical Park's success.

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

Project Information

Project Year:	2026
Project Name:	Gulfport MOP (Medical Office Park)
Project Location:	1303 43rd Avenue, Gulfport, MS 39507 Located just one block north west of Memorial Hospital in Gulfport, offering convenient clinic access for patients.
County:	Harrison

Applicant

Name	Boles LLC
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Address 2:	
City:	BILOXI
State:	MS
Zip:	39531

Mailing Address

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Address 2:	
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State:	MS
Zip:	39531

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

Project Description/Overview

We are in the process of transforming a previously underutilized parking lot; formerly used by Memorial Hospital Gulfport, into a clinic that will serve the Gulfport community. This redevelopment project not only repurposes vacant infrastructure but also contributes to the overall beautification and revitalization of the surrounding area.

By replacing the empty lot with a clean, modern healthcare clinic, we are significantly enhancing the visual landscape and creating a more inviting environment for patients and residents alike. Additionally, the strategic location just one block north west of Memorial Hospital ensures patients will benefit from improved accessibility and convenience when attending their appointments.

This project aligns with broader Gulf Coast restoration goals by converting dormant commercial space into an active, service-oriented healthcare hub that will increase access to care, promote economic growth, and reinforce the city's commitment to thoughtful, community-focused development.

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

Project Timetable/Milestones

Estimated Start Date:	07/04/2025
Estimated Completion Date:	07/07/2025
Milestones	
The Gulfport Clinic Redevelopment Project is on track for completion in early 2026 and is progressing according to a clearly defined set of development milestones. The project commenced with site acquisition and planning in early 2025, including zoning review, architectural design, and the successful securing of all necessary permits. Environmental and infrastructure assessments have been completed, and vertical construction of the clinic facilities began in the first quarter of 2025. This will be followed by the interior buildout phase.	

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

Funding Section	
GCRF Funds Requested	\$125,000
Total Matching Funds	\$375,000
Overall Total Funds	\$500,000
Applied For Matching Sources	\$0.00 no other funds have been applied for at this time, but actively working do secure additional funding.
Secured Matching Sources	\$500,000.00 Private capital investment
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The establishment of a cardiology clinic in Gulfport will strengthen the region's healthcare infrastructure, directly supporting long-term competitiveness by improving access to specialized care and reducing the need for patients to travel out of the area. The clinic will create new high-wage healthcare jobs, stimulate demand for local vendors and service providers, and contribute positively to the local tax base. Additionally, it is expected to attract private-sector healthcare partnerships and investment to the area.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The project reflects a strong return on investment through job creation, increased patient retention within the local healthcare system, and the generation of recurring revenue through ongoing outpatient services. By reducing healthcare leakage and increasing regional access to cardiology services, the clinic provides measurable long-term economic benefits.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The clinic's operational model is based on sustainable outpatient cardiology services with a consistent referral base from both primary care and hospital systems. Key performance metrics will include patient volume, service utilization rates, local hiring targets, and operating margins, all of which will be tracked and reported regularly to ensure long-term viability.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	In addition to grant support, the project will be funded through private capital investment. Discussions are also underway to pursue potential incentives through local and state economic development programs, demonstrating a commitment to leveraging multiple funding sources.
5	Supported by multiple government or private sector entities	The project has garnered strong support from local physicians, community stakeholders, and affiliated healthcare professionals. The location's proximity to Memorial Hospital enhances collaboration opportunities, and letters of support from local officials and business leaders are being secured to reinforce the clinic's community value.

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

6	Can move quickly and efficiently to the design, engineering, and permitting phase	Site control is already secured, and preliminary planning and architectural design work are underway. The project team includes experienced healthcare developers and contractors who are ready to move efficiently into engineering and permitting, ensuring a rapid project start with minimal delays.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project contributes to the quality of life by bringing essential specialty healthcare closer to residents, reducing wait times, and eliminating long-distance travel for heart care. The redevelopment of a previously underutilized property also improves the visual appeal of the area and supports adjacent business activity, benefiting both residents and visitors.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The development of a cardiology clinic directly contributes to the expansion of the Gulfport region's healthcare sector; a recognized high-growth industry both locally and nationally. By investing in specialized medical infrastructure, the project helps position the region as a hub for advanced outpatient care, attracting additional healthcare providers, specialists, and related services. This infrastructure supports not only the immediate growth of healthcare jobs but also encourages future investment in biotech, diagnostic imaging, and telehealth services, laying the foundation for sustained industry growth in the region.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The cardiology clinic will leverage Gulfport's proximity to major regional assets, including the Gulfport-Biloxi International Airport, the Port of Gulfport, and nearby military installations such as Keesler Air Force Base and the Naval Construction Battalion Center. By expanding access to specialty healthcare services, the clinic will provide critical support to military personnel, veterans, port workers, and regional travelers, enhancing the area's attractiveness for workforce retention and recruitment. Additionally, the clinic creates potential partnerships with local educational institutions for clinical training opportunities and allied health workforce development, further integrating the project into the region's long-term economic and institutional ecosystem.

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

10	Transformational for the future of the region but creates a wider regional impact	The establishment of a dedicated cardiology clinic represents a transformational investment in the long-term health and economic resilience of the Gulfport region. By addressing a critical gap in specialized care, the clinic not only improves local access to life-saving cardiovascular services but also draws patients from neighboring communities, expanding its reach well beyond city limits. This regional approach to care delivery supports a healthier, more productive population while simultaneously driving economic activity through job creation, medical service demand, and ancillary business growth. The project sets a precedent for strategic, healthcare-driven development that will influence regional planning and community well-being for years to come.
11	Enhances the marketability of existing industrial properties	Improved healthcare access is a critical consideration for both businesses and workforce recruitment. The new clinic will serve as a regional healthcare asset that enhances the attractiveness of surrounding commercial and industrial zones by offering proximity to high-quality medical services.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project enhances the Gulf Coast's growing healthcare industry cluster by introducing a specialized cardiology clinic that can serve as a foundational component of a future Center of Excellence in cardiovascular care. By offering advanced diagnostics, outpatient treatment, and continuity of care in a central location, the clinic will fill a critical service gap and elevate the standard of specialty care in the region. Its proximity to Memorial Hospital and other health services creates a natural synergy for collaboration, referrals, and multi-disciplinary care, reinforcing Gulfport's role as a regional leader in healthcare innovation and patient-centered outcomes.
13	Infrastructure project for business retention and development	This clinic represents a critical piece of infrastructure to support healthcare-related business development and retention in the Gulfport area. By meeting an existing service gap in cardiology, the clinic helps anchor healthcare jobs and supports the broader medical community, promoting a stable and growing industry presence.

Gulf Coast Restoration Fund Funding Request

Applicant: Boles LLC

Project Name: Gulfport MOP (Medical Office Park)

14	Enhances research and innovative technologies in the region	The cardiology clinic will serve as a platform for the adoption and integration of cutting-edge medical technologies, including advanced cardiovascular imaging, remote patient monitoring, and telecardiology services. By embracing innovation in diagnostics and treatment, the clinic enhances the region's capacity to support technology-driven healthcare delivery. The project also opens the door for future collaboration with local educational institutions and research partners to pilot new approaches in preventive cardiology, digital health, and patient data analytics; positioning the Gulfport area as an emerging center for healthcare innovation in the Southeast.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The clinic will be evaluated through measurable performance metrics, including patient access data, community health outcomes, job creation numbers, and financial sustainability indicators. Annual reviews and stakeholder reporting will ensure transparency and accountability throughout the life of the project.

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

Project Information

Project Year:	2026
Project Name:	Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program
Project Location:	Bollinger Mississippi Shipbuilding, Bayou Cassotte Industrial Park, Pascagoula, Jackson County, Mississippi
County:	Jackson

Applicant

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Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

Project Description/Overview

This project will rehabilitate and extend approximately 2,000 linear feet of deteriorating waterfront bulkhead at Bollinger Mississippi Shipbuilding, located within the Bayou Cassotte Industrial Park in Pascagoula, Mississippi. This facility is the designated construction site for the U.S. Coast Guard's Polar Security Cutter (PSC) program, which represents the most advanced and capable class of heavy icebreakers built by the United States in over 50 years. These vessels are approximately 75% heavier than the current U.S. heavy icebreaker, USCGC Polar Star, and require significantly increased waterfront load-bearing capacity to accommodate their launch and outfitting.

The project scope includes demolition of aging marine structures and installation of new steel sheet piling, tie-back systems, concrete caps, and structural reinforcements. These upgrades will support side-launch operations for vessels exceeding 23,000 long tons, while also enhancing storm and flood resilience in a FEMA-designated coastal hazard zone. The improved infrastructure will directly support the launch of PSC 1 in 2028, followed by the construction of PSC 2 and PSC 3, which are now fully funded through the 2025 federal Budget Reconciliation Act.

Critically, this investment is not just about supporting three ships, it is about positioning Mississippi for a multi-decade production pipeline. The Department of Homeland Security and the U.S. Coast Guard have both expressed the need for a fleet of at least six heavy and medium polar icebreakers, citing growing geopolitical competition and the strategic importance of the Arctic. The Trump administration made polar presence a top national security priority, calling for the accelerated construction and launch of multiple heavy icebreakers. That urgency has continued under the current administration, with the PSC program receiving bipartisan support and expanded funding. As construction progresses and operational needs evolve, additional hulls beyond PSC 3 are not only possible but expected.

This project delivers the infrastructure necessary to support this long-term mission. Without it, the Pascagoula yard cannot safely launch PSC 1 or meet the aggressive timelines required by federal stakeholders. With it, Mississippi solidifies its role as the nation's premier center for polar vessel production, ensuring a stable shipbuilding workforce, continued private investment, and an industrial base capable of responding to strategic national priorities well into the 2030s and beyond. For a young shipbuilder entering the workforce today, the PSC program, and the infrastructure that supports it, represents a generational opportunity: the chance to build a lifelong career in advanced manufacturing, national defense, and coastal economic development right here in Mississippi.

Expected Outcomes:

- Ensure the timely launch of PSC 1 and uninterrupted production of PSC 2 and PSC 3
- Preserve and expand over 1,300 direct high-wage industrial jobs
- Sustain long-term federal confidence in Mississippi's defense shipbuilding capacity
- Improve coastal infrastructure resiliency against hurricane and flood threats
- Position the Gulf Coast for additional PSC hulls and future defense vessel programs
- Anchor billions in federal and private investment to drive regional economic growth

By rehabilitating this critical infrastructure, the project not only meets immediate operational needs but also lays the foundation for decades of federal work, national security impact, and Gulf Coast economic leadership — delivering a lasting, generational impact on Mississippi's workforce, industry, and communities.

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

Project Timetable/Milestones	
Estimated Start Date:	09/01/2026
Estimated Completion Date:	10/01/2027
Milestones	
Engineering/Design Completed: 08/2026 Permitting Complete: 09/2026 Construction Start: 09/2026 Bulkhead Rehabilitation Substantial Completion: 09/2027 Final Inspection & Closeout: 10/2027	

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

Funding Section	
GCRF Funds Requested	\$6,320,000
Total Matching Funds	\$1,580,000
Overall Total Funds	\$7,900,000
Applied For Matching Sources	N/A-matching fully secured
Secured Matching Sources	\$1,580,000 - Private capital investment from Bollinger Shipyards Mississippi, LLC
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1300
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	1300
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project underpins the implementation of the Polar Security Cutter (PSC) program, a federal shipbuilding effort valued at over \$5 billion. It enables Bollinger to fulfill its contract obligations and positions Mississippi for future high-value defense work. The PSC program is expected to support over 1,300 direct jobs at Bollinger Mississippi Shipbuilding and an estimated 2,000–3,000 additional indirect jobs across the Gulf Coast through suppliers, logistics, and service providers. These are long-term, high-wage industrial careers that help secure the region's economic base, preserve tax revenue, and promote private investment in surrounding areas.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This project delivers significant and enduring economic return on investment by enabling the successful launch and delivery of the first three U.S. Coast Guard Polar Security Cutters (PSCs), a combined federal investment of over \$5 billion. However, the true long-term value extends far beyond PSCs 1–3. The Coast Guard has publicly indicated that a fleet of at least six and possibly up to nine heavy icebreakers may be required to fully execute its polar missions. Future hulls (4–9) would represent billions in additional federal contracts, extending shipyard operations well into the 2030s and creating a generational impact for Mississippi's industrial workforce.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Polar Security Cutter (PSC) program is structured around a series of clearly defined contract milestones, ensuring long-term financial sustainability and accountability. For PSC 1, major milestones include the completion of detailed design, steel cutting, modular fabrication, side launch operations (scheduled for mid-2028), and final delivery by 2029. These milestones are directly tied to federal funding disbursements and progress reporting, providing a steady, measurable cadence of contract performance. This performance-based approach will extend to future hulls as well, ensuring transparent tracking of cost, schedule, and deliverables.

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	This project leverages a 20% private capital match from Bollinger Shipyards, demonstrating immediate cost-sharing and industry commitment. It also aligns with and complements more than \$5 billion in federal funding already committed to the Polar Security Cutter (PSC) program through the U.S. Coast Guard. Beyond current commitments, the project strengthens Mississippi's position for future federal investment through U.S. Navy capital expenditure (capex) tied to shipbuilding contracts and through initiatives like the Maritime Industrial Base (MIB) program. These mechanisms offer additional pathways for leveraging state investment into long-term federal infrastructure support.
5	Supported by multiple government or private sector entities	The project is supported by a broad coalition of stakeholders, including the Jackson County Economic Development Foundation (JCEDF), which serves as the sponsor, and numerous state and federal elected officials. Letters of support from the Mississippi Manufacturers Association (MMA), Senator Cindy Hyde-Smith, and Congressman Mike Ezell reflect strong endorsement from both industry and government. This public-private alignment reinforces the strategic significance of the project and its alignment with national defense priorities.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Bollinger Shipyards has already completed substantial pre-construction work, including engineering and site planning for the bulkhead rehabilitation. Existing capital investments exceeding \$76 million at the Mississippi facility demonstrate a clear path to rapid mobilization. Once GCRF funding is secured, construction can commence with minimal delay, basically making this a 'shovel-ready' project aligned with fast-track execution goals.

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Bollinger Mississippi Shipbuilding facility is currently producing the first U.S. heavy icebreaker in over 50 years, placing Mississippi at the forefront of polar vessel manufacturing. This new niche, previously nonexistent in the state, has the potential to create a lasting industrial cluster around ice-class shipbuilding. By completing this bulkhead rehabilitation now, the Pascagoula yard will have the critical infrastructure required to handle heavier, more complex vessels, making it a first-mover among U.S. shipyards. This proactive investment not only strengthens Mississippi's bid for future federal work but also positions the state as a destination for companies in the polar-capable supply chain such as advanced steel, propulsion systems, composite materials, and cold-weather electronics. These high-growth sectors, previously concentrated in colder coastal regions, could be drawn to the Gulf Coast by the long-term stability and momentum of the PSC and potential ASC programs.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project enhances a critical industrial waterfront within the Bayou Cassotte Industrial Park. The rehabilitated bulkhead lies adjacent to the Chevron Pascagoula Refinery, one of the largest refineries in the United States, and is an integral part of the maritime logistics environment that supports both national energy infrastructure and shipbuilding operations. Improving this bulkhead strengthens the Port of Pascagoula's overall industrial footprint by expanding safe and reliable waterfront access for large vessel construction and support operations. As Mississippi works to grow maritime and defense-related industries, this infrastructure serves as a platform for increased port utility, operational flexibility, and future expansion opportunities. By reinforcing this segment of the waterfront, Mississippi increases the value and function of the broader Bayou Cassotte industrial zone, positioning it for sustained growth across energy, defense, and maritime sectors.

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

10	Transformational for the future of the region but creates a wider regional impact	The construction of the first heavy icebreaker in over 50 years at Bollinger Mississippi Shipbuilding has already begun to establish a new line of work never before performed in this region. With future hulls now under federal consideration, this project opens the door to a multi-decade production pipeline centered in Pascagoula. This work introduces entirely new technical requirements, workforce skills, supplier qualifications, and cold-weather vessel capabilities to Mississippi's industrial base. The emergence of ice-class shipbuilding in this region creates a powerful magnet for suppliers of advanced materials, marine electronics, propulsion systems, and climate-resilient technologies, bringing with it a cascading effect of private investment, small business growth, and long-term workforce development across the Gulf Coast. The ripple effect spans multiple counties, with job creation in steel fabrication, logistics, port services, engineering, and construction.
11	Enhances the marketability of existing industrial properties	As the cornerstone facility for the Polar Security Cutter program, this site plays a central role in the state's defense and maritime industrial strategy. The aging bulkhead currently limits the yard's ability to accommodate modern vessel construction and side-launch operations, particularly for heavy polar-class ships. By upgrading this infrastructure, the project significantly increases the long-term marketability and functionality of the facility. With improved load-bearing capacity, resilience, and operational efficiency, the site becomes more attractive for future Navy and Coast Guard programs, commercial shipbuilding contracts, and public-private partnerships. This investment also enhances the broader Port of Pascagoula ecosystem by ensuring that a core industrial tenant can safely and efficiently operate at full capacity. The bulkhead upgrade alleviates constraints on adjacent industrial logistics and strengthens the shipyard's relationship with the regional supply chain.

Gulf Coast Restoration Fund Funding Request

Applicant: Bollinger Shipyards

Project Name: Bollinger Mississippi Shipbuilding Bulkhead Rehabilitation for Polar Security Cutter Program

13	Infrastructure project for business retention and development	This bulkhead rehabilitation project is essential to retaining one of Mississippi's most strategically important industrial operations and ensuring its continued success as a federal shipbuilding partner. The PSC program, now under contract and entering full production, depends on this waterfront infrastructure to safely launch vessels that are significantly larger and heavier than those previously built at the site. Without this investment, the yard faces limits that could delay or disrupt delivery timelines, putting federal contracts at risk. The investment reinforces Bollinger's current business strategy, which is rooted in delivering complex national security platforms on schedule and at scale. By addressing a known infrastructure bottleneck, the project enables the yard to meet aggressive production milestones for on-going programs, while also preserving its ability to scale for follow-on hulls and other future programs.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Bay St. Louis

Project Name: McDonald Park Improvements

Project Information

Project Year:	2026
Project Name:	McDonald Park Improvements
Project Location:	411 Dunbar Avenue, Bay St. Louis, MS 39520
County:	Hancock

Applicant

Name	City of Bay St. Louis
Contact:	Mike R.
Address 1:	688 HWY 90
Address 2:	
City:	Bay St. Louis
State:	MS
Zip:	39520

Mailing Address

Address 1:	688 HWY 90
Address 2:	
City:	Bay St. Louis
State:	MS
Zip:	39520

Gulf Coast Restoration Fund Funding Request

Applicant: City of Bay St. Louis

Project Name: McDonald Park Improvements

Project Description/Overview

The proposed project at McDonald Park is a transformative initiative designed to enhance community recreation, economic opportunity, and overall quality of life. It focuses on developing and improving infrastructure to create a vibrant and multifunctional public space that serves both residents and visitors. Key features of the project include the addition of recreational amenities such as pickleball/ tennis courts, an ADA-accessible playground with sunshade, picnic tables, and open green spaces to encourage outdoor activities and social interactions.

The park will feature multiple pavilions to host community programs, family gatherings, and events, creating a central hub for engagement. To support local businesses and economic development, food truck pedestals equipped with utilities will be installed, fostering opportunities for vendors and enhancing the park's role as a community destination. Accessibility and safety are prioritized with ADA-compliant facilities, parking spaces, sidewalks, and crosswalk striping, ensuring that the park is welcoming to all.

Additionally, the project emphasizes sustainability and aesthetics by preserving existing greenery and incorporating decorative fencing. These improvements aim to attract visitors, stimulate local economic activity, and create a dynamic, inclusive space that reflects the community's needs and aspirations.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Bay St. Louis

Project Name: McDonald Park Improvements

Project Timetable/Milestones	
Estimated Start Date:	01/05/2026
Estimated Completion Date:	01/05/2027
Milestones	
Design and Planning Phase - 3 months Bidding Phase - 2 months Construction Phase - 6 months Project Closeout - 1 month	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Bay St. Louis

Project Name: McDonald Park Improvements

Funding Section	
GCRF Funds Requested	\$1,700,000
Total Matching Funds	\$340,000
Overall Total Funds	\$2,040,000
Applied For Matching Sources	N/A
Secured Matching Sources	The City of Bay St. Louis has secured in-kind matching funds through its General Fund to support this project. In October 2024, the City completed construction of two pickleball courts at McDonald Park, which will serve as part of the overall planned improvements and complement the proposed new facilities. These previously completed improvements, funded directly by the City, demonstrate the City's commitment to investing in the park and provide a secured local match toward the overall project. In addition, the City has committed to contribute an additional \$140,000 from its general fund as a direct financial match, further underscoring its strong support for this initiative.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Bay St. Louis

Project Name: McDonald Park Improvements

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: City of Bay St. Louis

Project Name: McDonald Park Improvements

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The project will enhance the region's long-term competitiveness by transforming the park into a destination for community gatherings, tourism, and events. Adding food truck pedestals, pavilions, ADA-compliant facilities, and expanded parking will attract small businesses, stimulate local economic activity, and indirectly increase the tax base through increased property values and commercial opportunities.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This project demonstrates long-term economic benefits through increased usage and tourism revenue, with an estimated return on investment driven by events, food truck activity, and increased park visitors. Amenities like parking and recreational facilities ensure sustainable, consistent growth, supported by cost-effective construction and operational strategies.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project is designed for long-term financial sustainability, with revenue generation potential from food truck rentals, pavilion bookings, and events. Clear metrics such as visitor count, community usage, and business activity will track performance and ensure ongoing success.
5	Supported by multiple government or private sector entities	This project is supported by both the City of Bay St. Louis and local tourism groups who will promote and encourage community gatherings and events in Hancock County.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The project is ready to move quickly to design and permitting, with pre-identified site plans, parking configurations, and compliance strategies for ADA and environmental requirements.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Enhancing quality of life is central to the project, with features like playground equipment, picnic areas, and food truck pedestals. These improvements create a vibrant recreational and tourism hub, boosting the region's appeal to residents and visitors alike.
10	Transformational for the future of the region but creates a wider regional impact	The park's transformation will have a wide regional impact by becoming a cornerstone of community life. It will attract regional tourism, support events, and foster economic development that benefits surrounding businesses and neighboring communities.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Bay St. Louis

Project Name: McDonald Park Improvements

13	Infrastructure project for business retention and development	The project improves critical infrastructure for business retention and development by offering amenities that support food truck vendors and event organizers. The enhancements also create a community space that attracts regional businesses and supports entrepreneurial activity.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Outcome measures include visitor growth, food truck revenue, and event bookings. These metrics will track return on investment and ensure the park's continued impact, with adjustments based on performance to optimize community and economic benefits.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

Project Information

Project Year:	2026
Project Name:	Commercial District Transformation Phase IV
Project Location:	Parcel Number: 132H-1-03-006.000 Physical Address: 4393 PARK TEN DR
County:	Hancock

Applicant

Name	City of Diamondhead
Contact:	Jon M.
Address 1:	5000 Diamondhead Drive
Address 2:	
City:	DIAMONDHEAD
State:	MS
Zip:	39525

Mailing Address

Address 1:	5000 Diamondhead Drive
Address 2:	
City:	DIAMONDHEAD
State:	MS
Zip:	39525

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

Project Description/Overview

The City of Diamondhead's Commercial District Transformation Project includes building a commercial corridor that will accommodate multiple modes of travel and provide for both residential and commercial development. The transformation project is being built in several phases with the first three phases having already been funded. The city has completed the first two phases of this project with phase three expected to begin construction in the fourth quarter of 2025.

Phase One was for roadway improvements along Park Ten Drive to Noma Drive, and Leisure Time Drive extension to Park Ten Drive. This part of the project was funded in 2020, 2021, and 2023 by the State Legislature for a total of \$4,800,000, with the City of Diamondhead also providing \$700,000 of local matching funds.

Phase Two of this project was to restore Noma Drive to the new waterfront district. This part of the project was funded in 2022 by the State Legislature for \$900,000, with the City of Diamondhead also providing \$300,000 of local matching funds. This restored road allows for new mixed-use commercial districts that will include class A office space, hotels, restaurants, retail stores, apartments, and condos.

Phase Three of the project will complete the connection of Park Ten Drive to Gex Road. This phase was funded in 2023 by the State Legislature for \$2,000,000, with the City of Diamondhead also providing \$400,000 of local matching funds. In 2024, the city received an additional \$1,000,000 for the state capital expenditure allocation to complete the necessary funding. This phase will complete the roadway, sidewalks, streetlights, landscaping, drainage and other necessary public infrastructure that is needed.

The city is requesting new funding for Phase Four of this project. This phase will build a new roadway from Park Ten Drive to a currently undeveloped 14 acres of land to complete the commercial district area. This new roadway will also be the starting point for a new frontage roadway along I-10 to an additional 100 acres of land that can be developed in new commercial property. The new roadway will add sidewalks, streetlights, landscaping, and drainage. The City of Diamondhead is requesting \$2,000,000 in funding through the GCRF grant program and will provide a local share to match the federal share of \$400,000 for this phase. Diamondhead will provide the local match from existing surplus funds in its General Fund. The total project cost for this phase of the project is \$2,400,000. The total investment in the project area, including betterment when complete, is over \$15 million.

The Commercial District Transformation Project will connect two distinct parts of the city and provide access to a new "Town Center", enhance internal traffic flows, reduce regional vehicle miles traveled (VMT), and spur commercial development. Using a complete street approach, Diamondhead envisions a boulevard style roadway that will accommodate multiple modes of travel including bicycles and pedestrians, electric vehicles, charging stations, and mixed-use commercial and residential development. The project will include a multi-modal lane, green space including pocket parks, decorative street lighting, and a thematic design suitable for the Gulf Coast.

The City of Diamondhead is submitting its "Commercial District Transformation Project" for funding to the MDA for the Gulf Coast Restoration Fund (GCRF) grant program. Diamondhead is a rural community that needs to develop in order to accommodate the growth of the tri-state region of Mississippi, Alabama, and Louisiana. Aerospace and military-based industries are thriving on the Gulf Coast due to investments by the state of Mississippi through their "Defense Diversification Initiative" and also from federal investments in NASA's jet propulsion test facility at John C. Stennis International Space Center in Hancock County, Mississippi and at Michoud Assembly facility in East New Orleans, Louisiana. Freight-related businesses are thriving as well on the coast, especially those located at the Hancock County Port and Harbor District Industrial Complex and at the Port of Gulfport. Their growth can largely be

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

attributed to the recently completed expansion of the Panama Canal that has increased freight cargo in the entire Gulf region and spurred the burgeoning American economy. These factors have combined to necessitate the need for this project.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

Project Timetable/Milestones	
Estimated Start Date:	10/01/2026
Estimated Completion Date:	06/30/2028
Milestones	
Design - October - December, 2026	
Right of Way Survey - November - December, 2026	
Right of Way Acquisition - January - February, 2027	
Environmental - December 2026 - March 2027	
Construction and Inspection - April 2027 - June, 2028	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

Funding Section	
GCRF Funds Requested	\$2,000,000
Total Matching Funds	\$400,000
Overall Total Funds	\$2,400,000
Applied For Matching Sources	N/A
Secured Matching Sources	The City of Diamondhead has existing unrestricted General Funds of \$400,000 to fund our local match.
Previously Funded With GCRF Funds	Yes
Legislative Session	2020, 2021, 2022, 2023

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	6
Which Phase Is This	4
Description of all phases	Phase 1: Town Center Roadway Park Ten Drive to Noma Drive and Leisure Time Drive to Park Ten Drive - Completed in March 2025. Phase 2: Noma Drive Improvements - Completed in May 2024. Phase 3: Park Ten Drive to Gex Road - Planning and Engineering, expected bid date of November, 2025 Phase 4: Park Ten Drive to I-10 - Current request Phase 5: Live Oak Drive to Park Ten Drive - Future Phase 6: Interstate frontage road - Future
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	1100
Total Full-Time Employment	1100
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The City of Diamondhead Commercial District Transformation Project will support long-term development in both residential and commercial businesses. The new street network will open access to developable real estate, increasing the economic productivity of the land and the economic strength of Diamondhead by creating more job opportunities for residents to shop and work locally. Upon completion of the project, developers will have the opportunity to take advantage of Hancock County's Commercial Development Incentive Program established by the County Board of Supervisors in 2017. The City has agreed to match the county tax abatement program. The tax exemption policy and redevelopment zones were established to promote private investment throughout Hancock County.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The Transformation Project with road connectivity will reduce travel times for commuters and businesses, leading to productivity gains and cost savings. The benefit-cost analysis for mean travel time is provided in the attachments. Enhanced accessibility results in higher property values, benefitting homeowners and increasing municipal tax revenues. Better roads can reduce accidents, improve overall safety for residents and commuters, and connect residents to amenities, healthcare facilities, and local businesses. Improved infrastructure makes Diamondhead more attractive to businesses, investors, and developers seeking to capitalize on enhanced connectivity and growth potential.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The City of Diamondhead expects long-term financial sustainability from the Commercial Transformation Project. Several objective, measurable matrices are available to document the sustainability including, but not limited to: reduced commute times and transportation cost burdens, providing infrastructure and land use suitable for bicycle and pedestrian accessibility, reduced flooding with storm water mitigation, reduced retail leakage and accelerated growth in local businesses.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The City of Diamondhead has secured grant and bond funding in the amount of \$7.6M in bond, capital expenditure, MDOT, and HUD grants to overlay the roads and multi-modal lanes, install sidewalks and lighting to update our existing commercial district. Once this road is updated, the private sector will be investing capital to modernize their existing business storefronts to accommodate the new walkable traffic. In addition, the city has received funding from Tidelands, GOMESA, MS Outdoor Stewardship, and RESTORE to complement this project by developing the waterfront along the Jourdan River with a new public boat launch, fishing pier, kayak launch, and a 1,100 linear foot boardwalk. The city has also partnered with Hancock County Port and Harbor Commission, and Mississippi Power to engage with consulting firm Retail Strategies to identify and recruit new businesses to Diamondhead. In addition, MDOT has awarded two projects totaling \$173.2M to widen I-10 and renovate the Exit at DH.
5	Supported by multiple government or private sector entities	The following are supportive of this project: Hancock County Chamber of Commerce, Hancock County Board of Supervisors, Hancock County Port and Harbor Commission, Partners for Stennis, South Mississippi Planning and Development District, and the Gulf Regional Planning Commission. Also local land/business owners, Jeff Pressman and Jim Grotkowski.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	This project is a road construction project to improve existing roadways. The area is already zoned for commercial development and all Right of Way (ROW) access has been obtained. This phase is expected to be completed within one year with three (3) months for design and nine (9) months for construction. The city has created a master plan for the area and wrote zoning code for this town center district. In addition, the city has hired the same engineering firm that is currently completing phase 1 - 3 to design this new phase.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Commercial District Transformation Project will improve road lighting and pedestrian sidewalks enhancing the safety for both drivers and pedestrians. Sidewalks also promote walking and cycling contributing to a healthier lifestyle for residents. Additionally, the roads will also connect different recreational facilities such as sports complexes, golf courses, and nature trails promoting more outdoor activities. Improving infrastructure will attract new businesses and encourage existing ones to expand, fostering economic growth and the connectivity makes it easier for tourists to access local attractions, beaches, parks, and cultural sites. By focusing on these strategies Diamondhead, MS can create a more vibrant, accessible and economically prosperous community, enhancing the quality of life for residents and making the region more attractive to visitors and businesses alike.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Commercial District Transformation Project will significantly enhance the region's ability to attract and establish high-growth industries. The improved road networks will make it easier for businesses to transport goods and services, reducing logistical cost and increasing efficiency. Modern infrastructure is a key factor for businesses when choosing a location. Road connectivity makes Diamondhead more attractive to investors and high-growth industries. Improved road connectivity can attract a variety of industries such as technology, healthcare, and logistics.
11	Enhances the marketability of existing industrial properties	The improved road networks will streamline logistics operations, providing better routes for shipping and receiving goods. Connecting industrial properties to Interstate 10 will enhance their attractiveness to businesses that rely on efficient transportation. The upgraded infrastructure can lead to increased property values, making industrial properties more valuable and appealing to a potential buyer or tenants. The improved road connectivity will support more effective zoning and urban planning, making industrial properties more adaptable for future needs.
13	Infrastructure project for business retention and development	The City plans to attract new business and residents to the area with this Town Center project. This increased population will help all of the other businesses in the area since there will be more people spending money in the area. More goods and services will be needed to fulfill the increased demand. With new businesses opening, it will help to reduce the current \$135M sales leakage in the City.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Commercial District Transformation Phase IV

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	A few clear and defined measurable outcomes include increased property taxes, sales taxes, jobs and population. Traffic counts can also be used as a metric. The projected Benefit/Cost ratio is 1.7.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

Project Information

Project Year:	2026
Project Name:	Diamondhead Aloha District Project
Project Location:	Latitude N 30° 22' 36.1092" Longitude W 89° 22' 24.9132" Near 4403 E Aloha Dr, Diamondhead, MS 39525, United States
County:	Hancock

Applicant

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State:	MS
Zip:	39525

Mailing Address

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City:	DIAMONDHEAD
State:	MS
Zip:	39525

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

Project Description/Overview

The City of Diamondhead is pleased to submit its "Aloha Commercial District Project" for funding consideration through the Gulf Coast Restoration Fund (GCRF) administered by the Mississippi Development Authority (MDA). Diamondhead is a growing community that must expand its infrastructure to accommodate increased residential and visitor activity. The city is undertaking a multi-phase redevelopment initiative to improve connectivity, enhance safety and stimulate economic growth. The first two phases of this development have already secured funding.

Phase One focuses on improving East Aloha Drive by adding new sidewalks and modern lighting along the roadway. Phase Two extends similar improvements to West Aloha Drive, including sidewalks, lighting and roadway resurfacing. Phase Three, the focus of this grand request, will construct a new roadway connecting Kalani Drive to Veterans Drive, creating a new city block designed for commercial development.

Currently, five acres within this area remain undeveloped due to limited access. The new roadway will unlock the development potential of this land while supporting the city's vision for mixed-use commercial growth. Grant funding will enable the installation of sidewalks, streetlights, landscaping and improved infrastructure drainage. The City of Diamondhead is requesting \$2,000,000 from GCRF and will provide a local match of \$400,000 from its existing surplus funds in its General Fund. The total estimated cost of this project phase is \$2,400,000, contributing to an overall investment of more than \$6 million in the Aloha Commercial District.

Upon completion, this project will improve traffic circulation, enhance pedestrian safety, and support commercial growth by providing a fully connected modern roadway. The Aloha Commercial District will feature consistent design elements, including pedestrian friendly sidewalks, enhanced lightening for safety and infrastructure to support a vibrant, mixed-use commercial environment.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

Project Timetable/Milestones	
Estimated Start Date:	08/01/2026
Estimated Completion Date:	09/30/2028
Milestones	
Design - August 2026 - March 2027	
Right of Way Survey - January - March 2027	
Right of Way Acquisition - N/A	
Environmental - March - June 2027	
Construction and Inspection - July 2027 - September 2028	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

Funding Section	
GCRF Funds Requested	\$2,000,000
Total Matching Funds	\$400,000
Overall Total Funds	\$2,400,000
Applied For Matching Sources	N/A
Secured Matching Sources	The City of Diamondhead has existing unrestricted General Funds of \$400,000 to fund our local match.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	4
Which Phase Is This	3
Description of all phases	PHASE 1 - ALOHA DISTRICT PHASE I (FUNDED BY MDOT) PHASE 2 - ALOHA DISTRICT PHASE II (FUNDED BY MDOT & HUD) PHASE 3 - ALOHA DISTRICT PHASE III (FY 2026 PROJECT) PHASE 4 - ALOHA DISTRICT PHASE IV (CURRENTLY UNFUNDED)
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	150
Total Full-Time Employment	150
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The project positions Diamondhead for sustained growth by providing infrastructure that encourages private sector development and investment. The creation of a new commercial block will attract new businesses, increase the city's tax base, and create private sector jobs through both construction and long-term commercial operations. With over \$6 million invested in overall improvements, including sidewalks, lighting, landscaping, and roadway enhancements, the project ensures a modern and accessible commercial district that will draw investors, stimulate economic activity, and support regional competitiveness into the future.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	• Tax Base Growth: Opening new commercial parcels is expected to generate significant property and sales tax revenue. A conservative estimate of \$1 million in annual taxable commercial value (after development) could yield hundreds of thousands of dollars per year in new municipal tax revenue. • Job Creation: Construction alone supports dozens of skilled labor jobs. Long-term, mixed-use commercial development is expected to create permanent jobs in retail, hospitality, and professional services. • Private Investment Multiplier: Public investment of \$2.4 million is anticipated to catalyze multiple times that amount in private commercial development, increase the overall return to the region. • Regional Competitiveness: Improved traffic flow, enhanced safety, and increased accessibility create a more attractive location for regional businesses, which encourages reinvestment and further economic expansion beyond the project area.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Aloha Commercial District Project is designed for long-term financial sustainability, requiring minimal maintenance relative to the economic return it generates. The City of Diamondhead is providing matching funds and will use its existing infrastructure maintenance program to ensure the project remains in good condition. Performance metrics will demonstrate and track success over time: • Increased tax revenue from new commercial activity (property and sales tax). • Private sector investment measured through building permits, business licenses, and occupancy rates. • Job creation tracked through permanent jobs created within the new commercial block. • Traffic flow and accessibility improvements monitored through traffic studies and pedestrian counts. • Land utilization measured by development progress on the five-acre commercial block. These measurable outcomes ensure accountability and demonstrate that the project will generate sustainable economic and community benefits.
5	Supported by multiple government or private sector entities	The Aloha Commercial District Project has broad support from both government and private sector partners. The City of Diamondhead has committed local matching funds, demonstrating its financial investment and long-term responsibility for infrastructure maintenance. Regional economic development organizations and private developers have expressed strong interest in leveraging the improved infrastructure to expand commercial activity within the district. Local utility providers, transportation agencies, and private businesses have partnered to ensure the project aligns with regional growth goals and economic priorities. This collaborative support highlights the shared commitment to unlocking economic potential, enhancing connectivity, and bolstering sustainable development across the region.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

6	Can move quickly and efficiently to the design, engineering, and permitting phase	The City of Diamondhead has a proven track record of delivering similar infrastructure projects on time and within budget, as demonstrated by the successful completion of previous phases of the Aloha Commercial District improvements. Engineering and preliminary design work for Phase Three are already scoped, and the City has established relationships with engineering and permitting agencies, allowing for an expedited review and approval process. With funding support in place and strong partnerships across government and private stakeholders, the project is positioned to move rapidly into design, engineering, and permitting, ensuring timely project initiation and early economic impact.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Aloha Commercial District Project significantly enhances the community's quality of life by improving roadway connectivity, safety, and walkability. New sidewalks, lighting, and landscaping create a safer, more inviting environment for residents and visitors, encouraging pedestrian activity and promoting a vibrant commercial district. By unlocking new areas for mixed-use commercial development, the project will create attractive spaces for retail, dining, and professional services that improve local amenities and expand tourism and recreational opportunities. Enhanced connectivity supports special events, festivals, and other tourism-driven activities, which contribute to the community's cultural and economic vitality. This investment improves both the place and business environment, making the region more competitive and appealing for residents, visitors, and investors alike.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Diamondhead

Project Name: Diamondhead Aloha District Project

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Aloha Commercial District Project expands the region's capacity to attract and retain high-growth industries by providing the modern infrastructure necessary to support advanced commercial development. By creating a new city block and improving roadway connectivity, utilities, and pedestrian infrastructure, the project delivers "shovel-ready" sites that appeal to innovative businesses and growth-oriented industries such as technology-driven services, healthcare, and professional firms. These infrastructure improvements establish the framework for long-term private investment and create a more competitive business environment, positioning Diamondhead to diversify its economic base and capture opportunities in emerging sectors. The enhanced accessibility and aesthetic improvements also strengthen the city's reputation as a desirable location for high-growth industries, fostering sustained economic expansion and quality job creation.
11	Enhances the marketability of existing industrial properties	The Aloha Commercial District Project strengthens the ability to market existing industrial and commercial properties by improving overall connectivity, aesthetics, and infrastructure within the region. Enhanced roadway access, sidewalks, lighting, and landscaping make the surrounding area more attractive to prospective businesses and investors. These improvements increase property visibility, reduce transportation challenges, and create a more appealing environment for commercial activity, which boosts the marketability of existing industrial sites. By enhancing the overall quality and accessibility of the business district, the project positions Diamondhead as a competitive location for companies seeking ready-to-develop sites, encouraging investment and accelerating economic growth.
13	Infrastructure project for business retention and development	Once the new roadway is built, the property will become accessible. This will attract new business to the area and help to retain the surrounding businesses within the commercial area. The new area will also help to increase the population of the city which will intern increase the retail retention. New development and retail business will reduce the current \$135M sales leakage in the city.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	A few clear and defined measurable outcomes include increased property taxes, sales taxes, jobs and population. Traffic counts can also be used as a metric. The projected Benefit/Cost ratio is 1.9.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

Project Information

Project Year:	2026
Project Name:	Town Commons Park Development Phase 3
Project Location:	Gautier, Mississippi
County:	Jackson

Applicant

Name	City of Gautier
Contact:	Kimberly S.
Address 1:	3330 Highway 90
Address 2:	
City:	GAUTIER
State:	MS
Zip:	39553

Mailing Address

Address 1:	3330 Highway 90
Address 2:	
City:	Gautier
State:	MS
Zip:	39553

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

Project Description/Overview

Gautier's Town Commons Park project encompasses 32-acres that will provide space for festivals, gatherings, events, and a variety of recreational offerings to residents and visitors. The economic anchor of the park is The Sound amphitheater which is a premier entertainment venue for the Gulf Coast, offering a new and exciting experience for residents and visitors. The 7,000-seat world-class venue hosts a minimum of 12 national and international artists per year and provides a venue for local talent. The addition of on-site recreational features will enhance the attractiveness of the development to outside visitors and provide locals with opportunities to benefit from public investment on a daily basis.

Town Commons Park is a 3-phase project. Phase 2 includes construction of The Sound amphitheater, which added a new dimension to the Mississippi Coast, and brings people of all ages together for entertainment, recreation, and interaction. Phase 3 of this project, for which this application is being submitted, will consist of expanding the amenities of the Town Commons Park area to encourage everyday use and offer additional amenities to visitors. Approximately 3,000 linear feet of walking trails, 3 tree houses, 400 linear feet of boardwalk, concession stands, pickleball courts, and a wetland discovery area will be constructed to increase recreational activities at the site. To increase the downtown walkability approximately 2,200 linear feet of sidewalks will connect Town Commons Park to the site of future shopping and recreational development; as well as to the nearby Community College.

The ability of popular artists to draw fans who reside outside of area benefits the economy not only by ticket sales, but by the accompanying expenditures on food, lodging, and retail goods and services. It is expected, based on experiences of other comparable venues, that the annual economic impact will exceed \$16 million and create a total of 239 jobs (direct and indirect). Further, quality of life amenities such as parks and outdoor recreation venues are important factors in helping attract new residents, retain current residents, increase tourism, and bolster economic development. As big-name artists will draw visitors to the area, increased amenities that can be enjoyed by those visitors and local citizens, will encourage longer visits . . . the longer the stay, the more money spent on food, lodging, recreation, and other retail purchases. Parks and recreation amenities also contribute to the economic development process through business attraction by improving curb appeal; business retention and expansion through active engagement with companies and workers that can influence business expansion decisions and attracting new residents to a community; and talent attraction as many business owners are first introduced to places as visitors or tourists and positive recreational experiences can influence both business and talent recruitment.

To date, the Town Commons Park project has been awarded \$6,495,000 in State funding: \$1,495,000 from Tidelands and \$5,000,000 from the House and Senate. Additionally, the City of Gautier has invested \$1,833,880 of City funds, for a total of \$8,328,880.

The Town Commons Park project is supported by the Jackson County Board of Supervisors, the Jackson County Economic Development Foundation, the Jackson County Chamber of Commerce, the Mississippi Gulf Coast Community College, and the Mississippi Legislature as indicated by past funding awards and appropriations.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

Project Timetable/Milestones

Estimated Start Date:	07/01/2026

Estimated Completion Date:	01/01/2028

Milestones	

July/2026 - Design

Nov/2026 - Notice to Proceed

Nov/2026 - Construction of Concession Stand

Feb/2027 - Construction of Boardwalks

Apl/2027 - Construction of Wetland Discovery

June/2027 - Construction of Tree Houses

Aug/2027 - Construction of Overflow Parking

Nov/2027 - Construction of Sidewalk

Jan/2028 - Substantial Completion

Jan/2028 - Final Completion

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

Funding Section	
GCRF Funds Requested	\$2,217,475
Total Matching Funds	\$8,328,880
Overall Total Funds	\$10,546,355
Applied For Matching Sources	Tidelands Funds
Secured Matching Sources	CITY OF GAUTIER \$1,833,880.00 TIDELANDS FY2018 \$285,000.00 FY2019 \$400,000.00 FY2020 \$250,000.00 FY2021 \$100,000.00 FY2022 \$250,000.00 FY2023 \$210,000.00 HOUSE and SENATE APPROPRIATIONS SB2002 \$500,000.00 SB2948 \$1,000,000.00 SB2971 \$1,000,000.00 HB1353 \$2,500,000.00 TOTAL = \$8,328,880
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	3
Description of all phases	Phase 1 - Initial Sitework Phase 2 - Building and Utilities Phase 3 - Amenities and Recreational Development
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	2
Total Full-Time Employment	3
Indirect Jobs Total	236

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Gautier Town Common Park is a 3-phase project. Phase 2 included construction of The Sound, an amphitheater added a new dimension to the Mississippi Coast, and brings people of all ages together for entertainment, recreation, and interaction. Phase 3 of this project, for which this application is being submitted, will consist of expanding the amenities of the Town Commons Park area to encourage everyday use.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Quality of life amenities such as parks and outdoor recreation venues are important factors in helping attract new residents, retain current residents, increase tourism, and bolster economic development. As big-name artists will draw visitors to the area, increased amenities that can be enjoyed by those visitors, as well as local citizens, will encourage longer visits . . . the longer they stay, the more money spent on food, lodging, recreation, and other retail purchases. Parks and recreation amenities also contribute to the economic development process through business attraction by improving curb appeal; business retention and expansion through active engagement with companies and workers that can influence business expansion decisions and attracting new residents to a community; and talent attraction as many business owners are first introduced to places as visitors or tourists and positive recreational experiences can influence both business and talent recruitment.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The ability of popular artists to draw fans who reside outside of area benefits the economy by ticket sales accompanied by local expenditures on food, lodging, and retail purchases. It is expected, based on experiences of other like venues, that the annual economic impact will exceed \$16 million and create a total of 239 jobs (direct and indirect).
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	To date, the Town Commons Park project has been awarded \$6,495,000 in State funding: \$1,495,000 in Tidelands and \$5,000,000 from the House & Senate. Additionally, the City of Gautier has invested \$1,833,880 of City funds, for a total of \$8,328,880.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

5	Supported by multiple government or private sector entities	The Town Commons Park project is supported by Jackson County, the Jackson County Economic Development Foundation, the Jackson County Chamber of Commerce, the Mississippi Gulf Coast Community College, and the Mississippi Legislature as indicated by past funding awards and appropriations.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Preliminary and overall project designs are complete. The City's engineering firm has designed, managed, and inspected every phase of this project. As this project is owned by the City of Gautier, any necessary construction permits will be issued upon request. Wetlands permits have been obtained for Phases 1 and 2, and a large portion of Phase 3.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Quality of life amenities, including parks, outdoor recreation venues, and indoor recreation centers are important factors in helping attract new residents, retain current residents, increase tourism, and bolster economic development. As big-name artists will draw visitors to the area, increased amenities that can be enjoyed by those visitors, as well as local citizens, will make them stay longer. The longer they stay, the more money they will spend on food, lodging, recreation, and other retail purchases. Parks and recreation contribute to the economic development process through: Business attraction by improving curb appeal; business retention and expansion by actively engaging with companies and workers can influence business expansion decisions and attracting new residents to a community; and talent attraction as many business owners are first introduced to places as visitors or tourists and positive recreational experiences can influence both business and talent recruitment.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Quality of life amenities such as parks and outdoor recreation venues are important factors in helping attract new residents, retain current residents, increase tourism, and bolster economic development. As big-name artists will draw visitors to the area, increased amenities that can be enjoyed by those visitors, as well as local citizens, will encourage longer visits . . . the longer they stay, the more money spent on food, lodging, recreation, and other retail purchases. Parks and recreation amenities also contribute to the economic development process through business attraction by improving curb appeal; business retention and expansion through active engagement with companies and workers that can influence business expansion decisions and attracting new residents to a community; and talent attraction as many business owners are first introduced to places as visitors or tourists and positive recreational experiences can influence both business and talent recruitment.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Town Commons development is located in immediate proximity to Jackson County's Mississippi Gulf Coast Community College Campus. Phase 3 includes the addition of a pedestrian walkway connecting Town Commons to the college. Almost 9,000 students are enrolled in the Mississippi Gulf Coast Community College system. Jackson County's campuses offer opportunities unique to the Coast with its Estuarine Education Center.
10	Transformational for the future of the region but creates a wider regional impact	It is expected that at least 29% to 31% of visitors to the Town Commons Park project will travel 2 hours or more to the site, based on experiences of similar developments. For those visiting the area to attend evening concerts and events held at Town Commons Park, the 2-hour drive time is the cut-off to stay overnight, thereby creating a wider regional impact. In other words, visitors who travel 2 hours or more for an evening event are expected to stay overnight in the area.
13	Infrastructure project for business retention and development	Parks and recreation amenities also contribute to the economic development process through business attraction by improving curb appeal; business retention and expansion through active engagement with companies and workers that can influence business expansion decisions and attracting new residents to a community; and talent attraction as many business owners are first introduced to places as visitors or tourists and positive recreational experiences can influence both business and talent recruitment.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gautier

Project Name: Town Commons Park Development Phase 3

14	Enhances research and innovative technologies in the region	The Mississippi Songwriters Performing Arts Center includes a recording studio with state-of-the art equipment to encourage innovation in music and the arts and provide opportunities for both local and visiting artists to experiment with technology.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	It is estimated, based on experiences of other similar venues, that the annual economic impact exceeds \$16 million and create a total of 239 jobs (direct and indirect).

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Gulfport Harbor Fuel Dock Replacement

Project Information

Project Year:	2026
Project Name:	Gulfport Harbor Fuel Dock Replacement
Project Location:	Gulfport Marina, 885 20th Ave, Gulfport MS
County:	Harrison

Applicant

Name	City of Gulfport
Contact:	Jeremy Harrison H.
Address 1:	4050 Hewes Avenue
Address 2:	
City:	GULFPORT
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Zip:	39507

Mailing Address

Address 1:	4050 Hewes Avenue
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39507

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Gulfport Harbor Fuel Dock Replacement

Project Description/Overview

The Gulfport Marina provides fueling services for boaters who launch from the marina or transient boaters that either stop in for fuel or rent a slip for a few days to visit. The fueling facilities rebuilt after Hurricane Katrina have faced other adverse weather that have caused deterioration over time and now require replacement. This project will replace the entire fuel system including the pumps along the dock, the fuel lines from the tanks to the pumps, the electrical wiring and conduit, and the computer system that operates and monitors the entire fueling system. The replacement of the fueling system will provide reliable fuel services for boaters and eliminate potential environmental hazards caused by deteriorating system components.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Gulfport Harbor Fuel Dock Replacement

Project Timetable/Milestones	
Estimated Start Date:	07/01/2027
Estimated Completion Date:	05/31/2029
Milestones	
Project design starts: July 2027 Project permits: October 2027 through February 2028 Complete design: April 2028 Bid advertisement and award: May and June 2028 Construction: July 2028 through May 2029	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Gulfport Harbor Fuel Dock Replacement

Funding Section	
GCRF Funds Requested	\$2,400,500
Total Matching Funds	\$600,125
Overall Total Funds	\$3,000,625
Applied For Matching Sources	The City will utilize enterprise fund and/or general fund for matching funds.
Secured Matching Sources	The City will utilize enterprise fund and/or general fund for matching funds.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Gulfport Harbor Fuel Dock Replacement

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	10
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	10
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Gulfport Harbor Fuel Dock Replacement

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The replacement fueling system will enhance the overall harbor and allow for a potential increase in charter boats that can use the Gulfport harbor as their home base.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The replacement fueling system will provide long term benefit with accurate fuel reads and charges for customers while reducing potential penalties in the event of a fuel spill in the marina.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The fueling system is financially self sustainable with fuel profits saved for future maintenance.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The City will use enterprise funds and general funds for the match of this system replacement.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The project can easily start design upon approval of funding. Permitting will go through regular processes that are not lengthy.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	A fully functional fuel system encourages transient boaters from other states along the Gulf to stop and dock at the harbor for a visit. Boaters can visit Jones Park at the harbor as well as Downtown Gulfport and the Mississippi Aquarium across Highway 90 from the marina.
13	Infrastructure project for business retention and development	A fully functional fuel system helps to retain charter boat operators that need access to fuel at their home base. In addition, other charters may desire to move their home base to the Gulfport based on upgraded facilities at the marina.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The return on investment is defined as (a) improved profits based on accurate fuel reads and (b) increased fuel sales thanks to increased patronage caused by a fully functional and reliable fuel system.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Multi-Use Path and Sidewalks throughout Gulfport

Project Information

Project Year:	2026
Project Name:	Multi-Use Path and Sidewalks throughout Gulfport
Project Location:	Various Locations throughout Gulfport
County:	Harrison

Applicant

Name	City of Gulfport
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Address 1:	4050 Hewes Avenue
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City:	GULFPORT
State:	MS
Zip:	39507

Mailing Address

Address 1:	4050 Hewes Avenue
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39507

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Multi-Use Path and Sidewalks throughout Gulfport

Project Description/Overview

The proposed project will provide sidewalks and bike path improvements throughout the Gulfport area. The proposed sidewalks and bike paths will connect the existing sidewalks and bike lanes pieced together throughout the city. In 2015 the City of Gulfport adopted a citywide sidewalk plan titled "Pedestrian Sidewalk Master Plan."

The plan identified and prioritized 484 locations throughout Gulfport with sidewalk needs. The proposed project will be consistent with the City's Master Plan that was adopted by the City Council. The proposed project is intended to provide safe and accessible pedestrian and bicycle routes throughout the City of Gulfport, particularly to areas that are under served.

The proposed project will help promote connectivity for pedestrians within the area and increase quality of life for residents and tourists. Adding sidewalks and safe bicycle routes provides additional options to those whom do not have other modes of transportation to move safely about their community. A good connectivity of sidewalks also helps promote good health, exercise, and positive environmental impacts. The sidewalk improvements that will identified as part of the project intend improve the quality of life for Gulfport residents and visitors by providing the key benefits of safety, accessibility, economic revitalization, increased property value, and health benefits.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Multi-Use Path and Sidewalks throughout Gulfport

Project Timetable/Milestones	
Estimated Start Date:	07/01/2027
Estimated Completion Date:	12/29/2029
Milestones	
Notice to Proceed: July 2027 Obtain project permits: July 2027 through May 2028 Development of design and construction documents: July 2028 through May 2028 Bidding and award of contract: June 2028 to July 2028 Construction project: August 2028 through December 2029	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Multi-Use Path and Sidewalks throughout Gulfport

Funding Section	
GCRF Funds Requested	\$2,259,907
Total Matching Funds	\$564,977
Overall Total Funds	\$2,824,884
Applied For Matching Sources	Matching funds will be requested through GRPC, and Harrison County.
Secured Matching Sources	The City of Gulfport will provide for the match through its general fund.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Multi-Use Path and Sidewalks throughout Gulfport

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	10
Total Full-Time Employment	10
Indirect Jobs Total	10

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Multi-Use Path and Sidewalks throughout Gulfport

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Installation of sidewalks and multi-use pathways will promote walkability along the major arteries of the City attracting private commercial investments
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The City of Gulfport is actively seeking other funding sources such as GRPC to supplement this project. The City will use general fund monies to bridge any funding gap.
5	Supported by multiple government or private sector entities	This project is supported by GRPC and multiple commercial businesses.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Design and engineering are ready to be activated. The project can meet the schedule. The preliminary planning has already been completed in the attached "Pedestrian Sidewalk Masterplan"
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The installation of sidewalks and multi-use pathway will promote walking and cycling and will encourage active lifestyles and reduce stress, in turn reducing healthcare costs and improving the quality of life.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Mast Arm Signals with Pre-emption

Project Information

Project Year:	2026
Project Name:	Mast Arm Signals with Pre-emption
Project Location:	Various Traffic Signals throughout Gulfport
County:	Harrison

Applicant

Name	City of Gulfport
Contact:	Jeremy H.
Address 1:	4050 Hewes Avenue
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39507

Mailing Address

Address 1:	4050 Hewes Avenue
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39507

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Mast Arm Signals with Pre-emption

Project Description/Overview

The proposed project will provide mast arms and signal pre-emption for the existing signals that are span wires on thirty two (32) intersections that are located on major arteries and evacuations routes throughout the City. This project will reduce signal damage during high wind events and provide a battery back-up system when power is disrupted to enable public safety vehicles to respond to emergencies more efficiently. The restoration of normal traffic will ensure a quicker economic recovery for the City and will improve quality of life by limiting road closures and associated heavy traffic conditions.

The implementation of signal pre-emption provides more efficient flow of emergency and transit vehicles through the city. Therefore emergency response time is reduced and emission reduction from transit vehicles. Allowing transit vehicles to flow more efficiently throughout the city also promotes ridership also reducing emissions. Improved signals and signal timings improves drive time and reduces travel time delays. Reducing vehicles idling time also reducing emissions and provides better quality of air and life. Many of the traffic signals within the City of Gulfport are still supported by span wires, which are prone to damage during high wind events. In an effort to improve community resilience by reducing the damage to transportation infrastructure and to greatly decrease the time required to restore traffic flow following heavy storm events, the City of Gulfport proposes to replace existing span-wire supported traffic signals with mast arm traffic signals. These heavier-duty supports resist wind events much better and, given less damaged signals, would assist the City in rebounding from heavy storms. The restoration of normal traffic will ensure a quicker economic recovery for the City and will improve quality of life by limiting road closures and associated heavy traffic congestion.

This project will be providing mast arms and signal pre-emption for the existing signals that are span wires on thirty two (32) intersections that are located on major arteries and evacuations routes throughout the City. This project will reduce signal damage during high wind events and provide a battery back-up system when power is disrupted to enable public safety vehicles to respond to emergencies more efficiently.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Mast Arm Signals with Pre-emption

Project Timetable/Milestones	
Estimated Start Date:	07/01/2027
Estimated Completion Date:	08/31/2029
Milestones	
Notice to Proceed: July 2027 Development of design and construction documents: July 2027 through February 2028 Obtain MDOT permits for signals on MDOT right-of-way: January 2028 through February 2028 Bidding and award of contract: March to April 2028 Construction project: May 2028 through August 2029	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Mast Arm Signals with Pre-emption

Funding Section	
GCRF Funds Requested	\$7,638,760
Total Matching Funds	\$1,909,690
Overall Total Funds	\$9,548,450
Applied For Matching Sources	Matching funds will be requested through GRPC, MDOT, and Harrison County.
Secured Matching Sources	The City of Gulfport will provide for the match through its general fund.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Mast Arm Signals with Pre-emption

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	20
Total Full-Time Employment	20
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Mast Arm Signals with Pre-emption

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project will provide signal pre-emption that will expedite response times on emergency vehicles that will improve the fire rating thus lowering insurance rates. The lower rates will have a major role on promoting businesses to investing in Gulfport thus increasing the property and sales tax and increasing the number of jobs.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This project has an economic benefit due to the signals on mast arms replacing the existing signals on span wires that are susceptible to damage from wind and require maintenance to preserve the necessary clearance for trucks. It is difficult to put a price on human life. When the improved response time for emergency vehicles saves one life, it will have paid for itself.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	This project will save on repetitive long-term maintenance costs that will enhance the performance of the signals and flow of traffic in these intersections. The cost savings can be measured and used on other city budgetary items.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The City of Gulfport is continually seeking additional funds from GRPC, MDA, etc. to supplement this project. The City will provide monies from the general fund to bridge any funding gap.
5	Supported by multiple government or private sector entities	This project is supported by American Medical Response, Gulfport Fire Department, Gulfport Police Department, Harrison County Sheriff Department, GRPC, and CTA.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	This project will immediately move to engineering and design once the funding is secured.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The mast arm supports resist wind events better than the current span wires and would assist the City in restoring normal traffic from storm events and improve quality of life by limiting road closures and heavy traffic congestion.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The lower insurance rates from the improved fire rating coming from the improved response times will lure industries to locate in Gulfport.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Gulfport

Project Name: Mast Arm Signals with Pre-emption

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Mississippi Aquarium, Jones Park, Downtown Gulfport, USM Marine Research Facility at the Port of Gulfport, the Naval Construction Battalion Center, and Port of Gulfport will all benefit from the faster response times for emergencies.
10	Transformational for the future of the region but creates a wider regional impact	The improved signal timings will increase traffic flow and decrease vehicle idle times decreasing air pollution that will transform the future air quality of the area.
11	Enhances the marketability of existing industrial properties	The improved traffic flow and better transportation facilities at the intersections will improve the marketability of properties.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project will enhance the all of the businesses along the major arteries of the City of Gulfport with improved traffic flow and improved emergency responses.
13	Infrastructure project for business retention and development	This signal infrastructure project along these major arteries will improved traffic flow promoting the development of businesses along these corridors and retaining the existing businesses in place.
14	Enhances research and innovative technologies in the region	The installation of signal pre-emption enhances the need for further use of innovative technologies to continually research for the improvement of traffic flow.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The outcome of this project will be the measurable reduction of air pollution in Gulfport, the measurable savings of maintenance costs for the use of mast arms over the current span wires, and the saving of lives from the improved emergency response times, which is immeasurable.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Lucedale

Project Name: City of Lucedale Cowart Street Improvements

Project Information

Project Year:	2026
Project Name:	City of Lucedale Cowart Street Improvements
Project Location:	The project is to improve Cowart Street between MS State Highway 613 and MS State Highway 26 / Old Highway 63 South in Lucedale Mississippi.
County:	George

Applicant

Name	City of Lucedale
Contact:	Tammy O.
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Address 2:	
City:	LUCEDALE
State:	MS
Zip:	39452

Mailing Address

Address 1:	5126 Main Street
Address 2:	
City:	LUCEDALE
State:	MS
Zip:	39452

Gulf Coast Restoration Fund Funding Request

Applicant: City of Lucedale

Project Name: City of Lucedale Cowart Street Improvements

Project Description/Overview

The Cowart Street Improvements Project intends to correct deficiencies with the existing roadway and improve access and traffic flow in the area, all in an effort to promote economic growth in the region. Cowart Street is a main thoroughfare in Lucedale, Mississippi, which connects State Highway 26 / Old Highway 63 to State Highway 613. The existing street is a narrow, two-lane route and has an inadequate drainage system on much of the east side that experiences significant flash flooding during heavy rain events. The condition of the existing roadway is deteriorated with several areas of alligator cracking and base failures. The existing conditions are a problem for the local businesses in this area and for traffic trying to access these area businesses or pass through the area on this main connector. The traffic in this area is significant due to it being a main east-west connector from the three main highways that intersect with it on both ends. In addition, the Lucedale city sports complex and Lucedale's Mississippi National Guard Armory are located on Cowart Street, which further increases traffic congestion.

The proposed improvements to Cowart Street include widening the roadway to provide a continuous two-way left turn center lane for access to the existing businesses. The project also includes providing curb and gutter and subsurface drainage to control storm water and combat the current localized flooding issues. This project aligns directly with the GCRF legislative priorities to promote the economic growth of the coastal region. The Cowart Street Improvements will impact the competitiveness of Lucedale and have a significant economic benefit on Lucedale and George County. This project leverages City funds in a strategic effort to create a development ready corridor to promote future private investment. By installing curb and gutters and adequate subsurface drainage, this project will alleviate existing flash flooding issues that currently limit the attractiveness of this area for potential investors. By widening Cowart Street and providing a continuous two-way left turn lane, this project will alleviate existing traffic congestion and provide a more useable direct connector between Highway 26 / Old Highway 63 and Highway 613. This better connects the current business sector along Old Highway 63 to the commuters and local residents that use Highway 613 to travel to and through Lucedale. The widening and improvements will also spur economic investment in properties that are currently available but will be much more attractive to investors after the improvements.

The Cowart Street Improvements Project has the potential to generate increased economic activity in the region and will result in a significant positive impact on the tax base, private sector job creation and private sector investment in the region. A Benefit-Cost Analysis (BCA) was developed in 2022. Applying the principals of the USDOT Benefit Cost Analysis Guidance, the travel times savings benefit was compared to the construction costs with an assumed AADT of 6,000 and a 30% reduction in delays from the improvements. The result of this cost-benefit evaluation using a 7% discount rate indicated that the cumulative Net Present Value would exceed \$2.3 million over the 30-year anticipated life of the improvements. Other benefits of the project, such as safety improvements and emissions reductions are also anticipated, although they are not calculated in the provided BCA.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Lucedale

Project Name: City of Lucedale Cowart Street Improvements

Project Timetable/Milestones	
Estimated Start Date:	03/02/2026
Estimated Completion Date:	10/31/2028
Milestones	
Notice of Award - March 1, 2026 (Anticipated) Schedule is tentative and subject to change based on the projected MDA agreement dates. Finalize Design - June 30, 2027 Finalize ROW - August 31, 2027 Receive Bids - October 15, 2027 Begin Construction - November 15, 2027 Complete Construction - October 31, 2028 If Phase 2 is funded in 2026 session, the second phase of the project would begin a similar schedule in 2027, with design complete in Fall of 2028 and final construction complete in Fall of 2029.	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Lucedale

Project Name: City of Lucedale Cowart Street Improvements

Funding Section	
GCRF Funds Requested	\$1,764,800
Total Matching Funds	\$441,200
Overall Total Funds	\$2,206,000
Applied For Matching Sources	Due to the size of the proposed improvements, the City of Lucedale is planning to construct the project in two separate phases. Phase 1 of the project is estimated to be \$2,206,000, which will require a \$441,200 match from the City. These funds are already secured.
Secured Matching Sources	Lucedale has transferred \$441,200 in matching funds to a separate account designated for this project, as approved by the City's board resolution. This match is for the Phase 1 portion of the project.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Lucedale

Project Name: City of Lucedale Cowart Street Improvements

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	Due to the size and scope of the project, the project is intended to be constructed in two phases. The initial phase will extend from Highway 26 / Old Highway 63 to just beyond the Lucedale sports complex entrance. This will provide safer access to the sports complex and allow the traffic to entering and exiting Cowart Street to merge with the Cowart Street through-traffic more efficiently. This will also provide better staging at the signaled intersection on the west end of Cowart Street. Currently, the western end of Cowart Street has more significant traffic concerns. The second phase will extend from Phase 1 to Highway 613. Phase 2 will include drainage improvements along the eastern side of Cowart to help alleviate flooding issues in that location. Phase 2 will also create a uniform, 3-lane roadway connector from Highway 26 / Old Highway 63 to Highway 613 to help traffic flow more efficiently between the two main routes of entrance into Lucedale from the south.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: City of Lucedale

Project Name: City of Lucedale Cowart Street Improvements

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Priority 1 is met by enhancing a main business connector route to allow for more efficient traffic flow and expanding potential property development. The project will increase the marketability of existing parcels and improve access to existing businesses. The project will also provide a more functional direct connector from Highway 26 / Old Highway 63 to Highway 613.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Priority 2 is met because the infrastructure improvements are investments in long term capital projects. The improvements encourage and promote additional commercial developments that would generate tax revenue and utility revenues that would offset minimal routine maintenance costs associated with the improvements.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Priority 4 is met by the leveraging of local funds to match the restoration funds. The project will also open up and improve the accessibility to properties that could develop and spur additional private sector investment.
5	Supported by multiple government or private sector entities	Priority 5 is met due to the project being supported by a regional delegate to the MS Senate. The City, George County, and the George County Chamber of Commerce are all supportive of the project. Local area business leaders and community leaders are also supportive of the proposed improvements.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Priority 6 is met because this project has been much needed for many years. Preliminary designs and concept drawings have been created. Previous studies have been conducted on this route. Local businesses directly impacted by the current deficiencies are aware of the proposed project and will help to facilitate the acquisition of any needed ROW. The funds are in place and minimal permitting will be required.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Lucedale

Project Name: City of Lucedale Cowart Street Improvements

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Priority 7 is met because the business environment in the area will be enhanced by the reduction of flash flooding concerns and increased safety of the widened roadway. Travel to the City's major commercial sector will be improved with this connection from Highway 26 / old Highway 63 to Highway 613, which will promote more efficient ingress and egress for the traveling public.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Priority 9 is met due to the location of the Mississippi National Guard Armory on Cowart Street. This project will enhance accessibility to the national guard facility and help alleviate any traffic congestion in the vicinity of the facility.
13	Infrastructure project for business retention and development	Priority 13 is met by the direct impact that these improvements will have on the local businesses that are located on Cowart Street. The added turn lane will improve safety and efficiency for turning movements into and out of businesses, while accommodating pass-through traffic. The improvements will also support additional expansion of the current businesses, as well as the development of new commercial parcels.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION

Project Information

Project Year:	2026
Project Name:	HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION
Project Location:	Wildwood Road to State Highway 63 in Northern Jackson County southward towards Interstate 10
County:	Jackson

Applicant

Name	City of Moss Point
Contact:	Knight B.
Address 1:	4320 MCINNIS AVE
Address 2:	
City:	MOSS POINT
State:	MS
Zip:	39563

Mailing Address

Address 1:	4320 MCINNIS AVE
Address 2:	
City:	MOSS POINT
State:	MS
Zip:	39563

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION

Project Description/Overview

The purpose of this project is expand natural gas service in the Escatawpa area which is located north of Interstate 10 in Moss Point. This expansion will allow existing and future businesses to benefit from the natural gas service and further promote economic development in this area.

The project will be performed in several phases. Phase I will include the connection, metering station and other required appurtenances to the existing Gulf South high-pressure gas transmission line at Wildwood Drive and run new gas main west along Wildwood Road. Phase II will continue the gas main installation to Highway 63 and then south along Highway 63 to Wilson Springs Road. Phase III will install new gas main from the new connection point on Wildwood east along Wildwood Road to Saracennia Road and then north along Saracennia to the Helena Industrial Complex. The estimated cost of Phase I&II is \$6.05 million. A map showing the location of the phases is attached.

During the 2023 session of the MS Legislature, \$1.75 million was awarded to the City of Moss Point to begin the planning phase of the project. A RESTORE grant was announced in 2025 to allocate \$1.5 million for this project. Therefore, the current amount of grant funds for this project is \$3.25 million. This current request is for the balance of the funding (\$2.8 million) to complete Phase I&II which will allow the first industry to connect to the new gas main.

Need for the Project:

This project is critical to the continued economic, industrial, and residential growth of Moss Point and Jackson County. There is currently no natural gas infrastructure in place along State Highway 63 south of the intersection of State Highway 613. This circumstance has long hindered our recruitment efforts and limited our economic development opportunities. Highway 63 is a major north-south thoroughfare connecting southeast Mississippi to the industries and shipping terminals within the Port of Pascagoula. This area is also contiguous to the Trent Lott International Airport and Jackson County Aviation Technology Park, Mississippi Export Railroad system, and the Helena Industrial Complex. Much of this area is not currently served with natural gas and as such places Moss Point and Jackson County at a competitive disadvantage as attempts are made to expand existing operations and recruit additional economic development projects. The lack of natural gas service in the area has historically been a major impediment to the potential expansion of existing industries such as Tindal Concrete, Air & Gas Specialty Products, and Warren Paving and has specifically been a deterrent in the efforts to recruit new development to the Helena Industrial Complex.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION

Project Timetable/Milestones	
Estimated Start Date:	07/01/2026
Estimated Completion Date:	01/05/2028
Milestones	
The project is ready to implement immediately upon access to awarded project funds. It is estimated the project can be completed in two years or less.	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION

Funding Section	
GCRF Funds Requested	\$2,800,000
Total Matching Funds	\$560,000
Overall Total Funds	\$3,360,000
Applied For Matching Sources	The source of matching funds will come from RESTORE.
Secured Matching Sources	No matching funds have been secured at this time. The City's Public Works Department, managed by Clearwater Solutions, will be providing project support.
Previously Funded With GCRF Funds	Yes
Legislative Session	2023

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	2
Description of all phases	Included in the attachments is a cost breakdown by phase and a map illustrating the area benefitted. Employment is not shown at this time. The gas line itself will not create jobs but by providing the infrastructure, the existing and new businesses will create additional jobs as a result of having the gas resource to expand. (Phases) Phase I will include the connection, metering station and other required appurtenances to the existing Gulf South high-pressure gas transmission line at Wildwood Drive and run new gas main west along Wildwood Road. Phase II will continue the gas main installation to Highway 63 and then south along Highway 63 to Wilson Springs Road. Phase III will install new gas main from the new connection point on Wildwood east along Wildwood Road to Saracennia Road and then north along Saracennia to the Helena Industrial Complex. The estimated cost of Phase I&II is \$6.05 million. A map showing the location of the phases is attached
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	130
Total Full-Time Employment	130
Indirect Jobs Total	100

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Highway 63 Natural Gas Pipeline expansion is crucial for Escatawpa industrial growth north of I-10. This project addresses Moss Point and Jackson County's competitive disadvantage by increasing natural gas access. Currently, no gas infrastructure exists along Highway 63 south of Highway 613, hindering industrial expansion and deterring Helena Industrial Complex development. This corridor connects southeastern Mississippi to Port of Pascagoula, Trent Lott International Airport, Jackson County Aviation Technology Park, and Mississippi Export Railroad. Phase I & II (\$6.05M) connects Gulf South's high-pressure transmission line at Wildwood Drive, extending south to Wilson Springs Road. Infrastructure reduces energy costs, supports current industries, attracts gas-dependent manufacturers, unlocking transformational regional impact.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Phase I & II requires \$6.05M total investment—\$3.25M already secured through state and federal sources. Project delivers significant returns, immediately supporting expansions at Tindal Concrete, Air & Gas Specialty Products, and Warren Paving. Phase III unlocks Helena Industrial Complex development, currently underutilized. With proximity to port, rail, and airport infrastructure, this positions Moss Point to capture high-value industrial development and drive sustained regional growth.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	City of Moss Point owns and operates the pipeline, generating sustainable revenue through established rate structures. Key performance indicators: gas volume delivered, jobs created, tax revenue growth, new industrial customers. Phase I alone projects positive cash flow, with long-term viability supported by industrial demand, utility revenue, and phased expansion. Transparent fiscal management includes regular audits and performance reporting.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Strong funding mix: \$1.75M MS Legislature (2023), \$1.5M RESTORE grant (2025), \$2.8M GCRF request completing Phase I & II. Private-sector contributions include easements and service commitments from local industries. City contributes engineering, permitting, project oversight. This efficient funding model maximizes GCRF dollars while catalyzing additional investment.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION

5	Supported by multiple government or private sector entities	Robust local, state, federal support. Unanimously endorsed by Moss Point Board of Aldermen, recognized by Jackson County as priority economic development initiative. Private sector support includes signed letters from major industrial stakeholders. Gulf South Pipeline Company provides technical support. Regional alignment reflects transformational potential.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Engineering and design for Phase I & II are substantially complete, with route surveys and environmental assessments conducted. All permitting underway. Right-of-way acquisition progressing with willing property owners. Construction begins within 45 days of full funding, completed in 12 months—delivering immediate economic benefits.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Pipeline supports job creation, stabilizes local employment, reduces outmigration through industrial growth. Improved infrastructure attracts complementary commercial development along Highway 63, enhancing resident quality of life. Cleaner-burning gas service improves environmental quality. Enhanced infrastructure benefits regional tourism by supporting transportation corridors and coastal attraction access.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Enables Moss Point and Jackson County to attract energy-intensive industries: advanced manufacturing, food processing, petrochemicals. Provides critical infrastructure to Helena Industrial Complex, unlocking development land with direct multimodal transport access. Port of Pascagoula proximity makes it especially attractive to logistics and export-driven businesses.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Bridging infrastructure gaps amplifies existing regional asset capabilities: supports port and airport growth, increases rail utility, strengthens industrial park competitiveness, connects previously disconnected properties to high-capacity gas service. Enables coordinated growth across regional transportation and industrial hubs.
10	Transformational for the future of the region but creates a wider regional impact	Game-changer for southeast Mississippi. Supports integrated industrial corridor creation with deep transportation and utility access. Economic impacts: supply chain growth, increased tax revenue, greater public service capacity. Strategic investment positions Moss Point and surrounding areas as premier sustainable industrial development location.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: HIGHWAY 63/ ESCATAWPA NATURAL GAS PIPELINE EXPANSION

11	Enhances the marketability of existing industrial properties	Gas access dramatically increases industrial land value and marketability along Highway 63. Previously unserviceable areas like Helena Industrial Complex become viable industry sites. Jackson County Economic Development Foundation identifies gas infrastructure as primary growth barrier—this project directly addresses that barrier.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Pipeline supports energy-intensive manufacturing cluster creation with shared infrastructure, services, workforce development pathways. Local colleges and workforce agencies align training programs with expanding industries. Cluster fosters supply chain growth, equipment support businesses, logistics providers. Port infrastructure proximity enhances innovation and export capability.
13	Infrastructure project for business retention and development	Three existing employers—Tindal Concrete, Air & Gas Specialty Products, and Warren Paving—have confirmed expansion plans contingent on natural gas access. Without this infrastructure, their future growth and competitiveness are at risk. The project also supports new development at Helena Industrial Complex. It reduces operating costs, increases efficiency, and allows for adoption of new technologies—ensuring Moss Point can retain and grow its business base.
14	Enhances research and innovative technologies in the region	The pipeline will feature advanced leak detection, smart metering, and real-time monitoring systems. These innovations can serve as demonstration models for regional universities and energy tech partners. It creates opportunities for research partnerships, workforce training in pipeline operations, and future integration with renewable energy systems.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The project incorporates detailed metrics including gas volume delivery, new industrial users, tax revenue, and job creation. Annual reporting and transparent audits will ensure all outcomes are tracked and shared. The ROI is strong, with Phase I & II expected to yield substantial public and private returns—both economically and socially.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

Project Information

Project Year:	2026
Project Name:	DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II
Project Location:	North of McInnis Avenue, South of Denny Street, along SH 613 (Main Street) in Downtown Moss Point
County:	Jackson

Applicant

Name	City of Moss Point
Contact:	Knight B.
Address 1:	4320 MCINNIS AVE
Address 2:	
City:	MOSS POINT
State:	MS
Zip:	39563

Mailing Address

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Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

Project Description/Overview

This project area includes some of the last remaining undeveloped commercial waterfront land on the Mississippi Gulf Coast, offering rare and highly valuable access to the Escatawpa River and the Highway 613 corridor. With its prime location, the project positions Moss Point as a unique and strategic hub for waterfront commerce, tourism, and walkable downtown development. This rare asset—combined with strong developer interest and a comprehensive master plan—has the potential to transform the area into a regional economic engine for Jackson County and the broader Gulf Coast.

In July 2022, Mayor Billy Knight and the Moss Point Board of Aldermen reactivated the City's Urban Renewal Agency, the Moss Point Redevelopment Authority (MPRA), to lead the effort. The MPRA has since partnered with several successful developers—many with a track record of transforming similar dormant communities nearby—who are eager to invest in downtown Moss Point.

Surrounding public spaces will be revitalized to include a stage for concerts, food truck pads, and open-air gathering areas to activate community life. An action plan was developed collaboratively with local stakeholders, supported by state investment, and guided by a long-term vision for mixed-use, riverfront revitalization.

The project will be performed in four phases: Phase I started in 2023 and the following tasks have been complete:

- Demolition of the dormant, outdated recreation center followed by site preparation in the project area.
- A survey of the entire site, which identified utilities and other pertinent information such as the existing ground elevations.
- A traffic circulation study was performed to evaluate the roadway networks of this downtown area. Due to the connection to SH 613 (Main Street), which is under the jurisdiction of the Mississippi Department of Transportation (MDOT), The need for a traffic signal was evaluated as well as a pedestrian crossing to connect which will allow pedestrians to safely cross Main Street. This pedestrian movement is an extremely dangerous situation in its current configuration.

An overall Downtown Master Plan is currently being developed under Phase I which includes conceptual roadway and development plan drawings. This plan is being developed with partners such as the City of Moss Point, MPRA, Main Street, and numerous other residents and stakeholders. River front improvements are also being addressed through this plan with funding opportunities from Tidelands and GOMESA.

Phase II includes the construction of the roadway network and intersection improvements to allow the safe passage of pedestrians across Main Street. Phase III includes construction of an amphitheater, restrooms, and pads along the riverfront to support events. Phase IV will begin the vertical construction phase of the project and will be based on developer layouts in the project area.

During the 2023 session of the MS Legislature, \$1 million was awarded to the City of Moss Point to begin this downtown redevelopment project and complete Phase 1 as described above. This grant is currently being utilized via Phase I. This current grant request is to begin Phase 2 of the project.

Need for the Project:

This project is critical to the economic and residential growth of Moss Point and Jackson County. There is currently

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

limited activity in downtown Moss Point. This circumstance has long hindered recruitment efforts and limited our economic development opportunities. Highway 613 is a major north-south thoroughfare connecting southeast Mississippi to the industries and shipping terminals within the Port of Pascagoula. This area is also contiguous to the Trent Lott International Airport. Infrastructure improvements in this area will improve attempts to expand existing development and recruit additional economic development projects. A Tax Increment Finance (TIF) district has been established for the downtown area which will promote innovative zoning opportunities, codes, and ordinances, landscaping, and amenity improvements for the citizens of Moss Point and tourist opportunities.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

Project Timetable/Milestones	
Estimated Start Date:	07/01/2026
Estimated Completion Date:	01/31/2029
Milestones	
The project is ready to implement immediately upon access to awarded project funds. It is estimated the project can be completed in three years or less.	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

Funding Section	
GCRF Funds Requested	\$5,000,000
Total Matching Funds	\$1,000,000
Overall Total Funds	\$6,000,000
Applied For Matching Sources	Matching funds have been identified to come from infrastructure tax funds.
Secured Matching Sources	We have secured matching funds.
Previously Funded With GCRF Funds	Yes
Legislative Session	2023

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	4
Which Phase Is This	2
Description of all phases	Included in the attachments is a cost breakdown by phase and a map illustrating the area benefitted. Employment is not shown at this time. The project will create jobs by providing the infrastructure, the existing and new businesses will create additional jobs as a result of having the downtown development.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	100

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Downtown Moss Point's revitalization will convert unused structures along some of the last undeveloped waterfront commercial property on the Mississippi Gulf Coast, into mixed-use developments, thereby stimulating the regional economy. The four-phase approach began in 2023 with Phase I completion including site preparation, utility surveys, and traffic studies. The reactivated Moss Point Redevelopment Authority (MPRA) coordinates development of residential units from the old recreation center and city hall, plus an amphitheater and green spaces for food trucks and events. Strategic location near Port of Pascagoula and Trent Lott International Airport positions Moss Point as a key economic hub. The Tax Increment Finance district is projected to generate substantial tax revenue through increased property values, while riverfront improvements and pedestrian safety enhancements create sustainable job growth in construction, hospitality, and retail sectors.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This strategic downtown initiative leverages Moss Point's prime location at major transportation intersections to generate exponential investment returns. Phase I's comprehensive site survey and traffic circulation study with MDOT optimizes land use efficiency along Highway 613. The planned amphitheater and event spaces is projected to create recurring revenue streams through concerts and community gatherings, while converting the old recreation center and city hall into residential units establishes a stable tax base. Conservative projections indicate 200-300% property value increases within five years. The Downtown Master Plan, developed with community stakeholders, addresses riverfront improvements and connects to funding opportunities through Tidelands and GOMESA. The TIF district mechanism supports increased property values fund additional improvements, creating self-sustaining growth cycles positioning Moss Point as a regional destination.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project incorporates robust sustainability mechanisms through the Tax Increment Finance district, capturing increased property tax revenue to fund ongoing maintenance and enhancements. Key performance targets include 200% property value increases within five years, 15 new businesses within three years, 150 direct and indirect jobs, and \$500,000 annual amphitheater revenue. The four-phase approach allows continuous assessment, with Phase I (2023) completing site preparation and surveys, Phase II focusing on roadway networks and pedestrian safety, Phase III constructing the amphitheater and riverfront facilities, and Phase IV beginning vertical development. Revenue diversification through residential rentals, commercial leases, event facilities, and municipal tax increases supports multiple income streams. The strategic transportation location guarantees continued relevance, while mixed-use design establishes resilient economic activity adaptable to changing market conditions.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Initiative exemplifies effective funding diversification, maximizing Gulf Coast Restoration Fund impact. Initial \$1 million from 2023 Mississippi Legislature provides Phase I matching funds for site preparation. TIF district enables private investment through development incentives. Active developer negotiations show substantial private capital readiness. MDOT collaboration supports Highway 613 improvements. Municipal contributions include land value and operational support. Downtown Master Plan identifies riverfront funding through Tidelands and GOMESA. Federal transportation funds, New Markets Tax Credits provide additional leverage. Every GCRF dollar leverages approximately \$4-5 additional investment.
5	Supported by multiple government or private sector entities	Project enjoys unprecedented multi-level support. Municipal: Mayor Billy Knight and Board of Aldermen reactivated Moss Point Redevelopment Authority (July 2022). State: \$1 million 2023 legislative appropriation funding Phase I. MDOT collaborates on traffic studies and Highway 613 safety improvements. Jackson County endorses project. Private sector: active developer participation, ongoing negotiations for residential conversions. Local business leaders support infrastructure improvements. Downtown Master Plan involves Main Street organizations and community stakeholders. Port and airport proximity supports maritime and aviation industry backing.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

6	Can move quickly and efficiently to the design, engineering, and permitting phase	Project positioned for rapid Phase II advancement due to comprehensive Phase I groundwork (2023). Essential site surveys, utility mapping, ground elevation assessments provide technical foundation for immediate roadway construction and intersection improvements. Traffic studies with MDOT ensure seamless Highway 613 integration and expedited permits. Reactivated MPRA provides dedicated oversight and regulatory coordination. Conceptual drawings ready for final engineering. Pre-established developer relationships ensure private components proceed immediately. Environmental assessments underway. Working relationships with regulatory bodies position permit submission within 60 days, construction within six months.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Transformative project enhances resident quality of life while establishing Moss Point as regional tourism destination. Centerpiece amphitheater hosts concerts, festivals, community events, creating vibrant cultural hub. Outdoor green spaces accommodate food trucks, supporting local entrepreneurship. Critical pedestrian safety improvements create walkable downtown environment. Converting dormant buildings into modern residences provides attractive housing. Riverfront development capitalizes on water access for dining, recreation, tourism. Comprehensive beautification instills community pride. Diverse entertainment and dining options establish Moss Point as regional destination generating hospitality revenue and service jobs.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Downtown redevelopment positions region to attract high-growth industries through enhanced infrastructure and business environment. Planned utility improvements, including gas line extensions, support existing industrial operations and new manufacturing facilities. Highway 613 location provides direct Port of Pascagoula access, supporting logistics, shipping, maritime industries. Airport proximity enhances attractiveness to aerospace, advanced manufacturing, technology companies. Revitalized downtown provides quality-of-life amenities high-skill workers demand. TIF district offers business development incentives. Improved traffic circulation supports efficient goods movement. Mixed-use development establishes opportunities for professional services and creative industries.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Project enhances key regional transportation and economic assets supporting broader Gulf Coast development. Strategic Highway 613 location strengthens connectivity between communities and Port of Pascagoula. Airport proximity positions downtown to support aviation-related businesses. Improved circulation facilitates better movement between regional economic centers. Downtown revitalization establishes supportive environments for businesses serving regional economy: professional services, logistics support, hospitality benefiting port operations, airport activities, Jackson County industrial development. Project establishes essential infrastructure and quality-of-life improvements supporting workforce and business operations connected to regional anchors.
10	Transformational for the future of the region but creates a wider regional impact	The Moss Point Downtown Redevelopment represents a transformational catalyst reshaping economic development patterns throughout Jackson County. Creating a vibrant mixed-use downtown district along the critical Highway 613 corridor establishes a new urban development model neighboring communities can emulate. Enhanced Port of Pascagoula connectivity strengthens the region's maritime economy by providing improved infrastructure, worker housing through residential conversions, and business services supporting port-related industries. The project's success reflects downtown revitalization viability, encouraging similar investments in nearby communities and creating revitalized urban center networks. The amphitheater and event facilities draw Gulf Coast visitors, generating regional tourism revenue supporting surrounding hospitality industries. Infrastructure improvements benefit existing regional industries while attracting new operations creating Jackson County supply chain opportunities.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

11	Enhances the marketability of existing industrial properties	Downtown redevelopment enhances industrial property marketability by addressing infrastructure deficiencies and improving business environment. Planned utility improvements, including gas line extensions, address constraints limiting industrial expansion and business attraction. Improved Highway 613 circulation enhances goods movement efficiency, reducing transportation costs. Downtown revitalization establishes attractive housing and amenities helping industrial employers recruit skilled workers. Enhanced facilities make area attractive to executives and professionals. TIF district provides development incentives extendable to industrial properties. Improved connectivity attracts supporting businesses strengthening industrial ecosystem, transforming region into complete business environment competing for high-value development.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Downtown redevelopment establishes targeted industrial cluster focused on utility-served industries while creating comprehensive business support environment. Planned infrastructure improvements, including gas line extensions, support existing industrial operations and new gas-dependent industries: advanced manufacturing, food processing, energy-related operations. Cluster approach establishes synergies between businesses, supporting supply chain development and specialized workforce training. Downtown revitalization establishes professional services serving industrial cluster, creating complete business ecosystem. Port proximity provides logistics support. Enhanced transportation supports efficient movement. Mixed-use development provides housing addressing workforce retention challenges.
13	Infrastructure project for business retention and development	Initiative represents comprehensive infrastructure investment supporting business retention while creating capacity for new attraction. Phase I surveys identified critical infrastructure deficiencies constraining existing business expansion and limiting new development. Current businesses need improved infrastructure access for operations and growth plans. Highway 613 improvements enhance employee access and goods movement efficiency, reducing operational costs and improving workplace safety. Downtown revitalization establishes quality-of-life amenities helping businesses recruit skilled workers. TIF district provides development incentives and financing. Planned amphitheater creates business networking and corporate entertainment opportunities.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Moss Point

Project Name: DOWNTOWN MOSS POINT INFRASTRUCTURE & RENEWAL-PHASE II

14	Enhances research and innovative technologies in the region	This priority was not included in the legislative priorities section of the provided document. If you have specific requirements for Priority 14, please provide the description and I is projected to craft an appropriate response based on the project details.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Project incorporates comprehensive outcome measures demonstrating clear performance standards and accountability. Primary economic indicators: property value increases (targeting 200% growth within five years), new business establishment (15 businesses within three years), employment creation (150 total jobs). Tax revenue measured through TIF district performance, municipal collection increases. Tourism metrics: amphitheater utilization, visitor attendance, hospitality revenue (targeting 50 events annually generating \$500,000 impact). Infrastructure performance: traffic flow improvements, pedestrian safety incident reduction. Financial calculations demonstrate GCRF investment generates 4:1 return within seven years through increased tax revenue, private investment leveraging, economic multiplier effects.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

Project Information

Project Year:	2026
Project Name:	Lowery Island Restoration Project
Project Location:	4100 Clark Street North side of Hwy 90 High Rise Bridge Pascagoula MS
County:	Jackson

Applicant

Name	City of Pascagoula
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State:	MS
Zip:	39567

Mailing Address

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Address 2:	
City:	Pascagoula
State:	MS
Zip:	39568-0908

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

Project Description/Overview

The City of Pascagoula is requesting Gulf Coast Restoration Funds to assist with Phase II of the Lowery Island Restoration Project. Lowery Island is a prominently located but underutilized waterfront area at the gateway to the City of Pascagoula along U.S. Highway 90. The primary goal of this project is to revitalize Lowery Island by replacing blighted structures and unsafe conditions with a welcoming destination point, complete with a new public marina, boat slips, dry boat storage, a locally-owned restaurant and a variety of recreational amenities tailored to boating and leisure. Lowery Island's unique location at the meeting point of the Pascagoula River and the Mississippi Sound makes it the ideal site for a marina and boat storage facility. Situated along the longest free-flowing river in the United States, Lowery Island offers boaters the chance to experience this scenic and untouched waterway, recognized for its unspoiled ecosystems and abundant wildlife. From this single launch point, boaters can also choose to venture into the Gulf of Mexico for fishing, open water exploration, and access to the barrier islands of the Gulf Islands National Seashore, a federally protected destination known for its pristine beaches and rich coastal habitat. Successful completion of this project will not only elevate the quality of life for residents but also attract visitors, generate tourism revenue, and stimulate long term economic growth for the region.

Currently a small area of the island is used for boating and fishing activities, but the majority of the site remains unsafe for public use due to derelict structures, deteriorated boat docks and other debris. The City was recently awarded \$3.9 million in MDEQ RESTORE Act funds for the Phase I of the project, and preliminary work is now taking place. This phase will focus on safety improvements for public access, including site demolition, cleanup, and foundational infrastructure for the marina.

Phase II of the Lowery Island Restoration Project involves continued site improvements along with construction of a public marina to include a boat launch, boardwalks, pavilions and a loading dock. A marina at this location will provide much needed waterfront access for recreational boating, fishing, and eco-tourism. In previous years, the City completed the installation of water and sewer infrastructure to the site, along with roadway and parking lot improvements using awarded funds totaling \$3.5 million from the Mississippi Development Authority CDBG Disaster Recovery Program, and safety improvements to the existing recreational pier with Tidelands Trust Funds totaling approximately \$545,000. Additionally, in 2023 assistance from MDOT and State funds totaling approximately \$4.3 million enabled the City to make major accessibility upgrades with the installation of an access road from U.S. Highway 90 west bound leading directly to the site. These previous site improvements will ensure that the remainder of the project will move efficiently through all phases. In addition to construction of a new public marina, the City has an agreement in place to partner with a private developer for the construction of a dry boat storage facility with valet service, making it easier for boat owners to safely store and access their boats. Recently, the Pascagoula City Council approved the transfer of a sublease to revitalize a former bait shop on the site. The business has reopened under new ownership and features waterfront dining, a bait shop, and a fuel dock. Completion of the Lowery Island Restoration Project will create a hub for recreational boating activities, and will provide long-term economic benefits not only to Pascagoula, but to the entire Mississippi Gulf Coast Region.

Goals:

1. Attract visitors and increase public use
2. Provide quality of life improvements
3. Support economic growth

Objectives:

1. Enhance waterfront accessibility with construction of public marina
2. Create a central location for recreational boating activities, attracting tourism revenue

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

3. Attract new businesses, strengthen existing business and create new jobs in the area

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

Project Timetable/Milestones	
Estimated Start Date:	10/01/2026
Estimated Completion Date:	05/01/2028
Milestones	
Design/Planning/Bid - October 2026 Start of Construction - April 2027 Construction Completion - May 2028	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

Funding Section	
GCRF Funds Requested	\$2,500,000
Total Matching Funds	\$778,500
Overall Total Funds	\$3,278,500
Applied For Matching Sources	n/a
Secured Matching Sources	City Match Funds \$778,500
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	2
Description of all phases	Phase I Development Site Improvements (RESTORE Act funds)- Demolition of derelict structures and property clean up. Phase II Parking and Boat Launch Improvements - Construction of new boat launch, boardwalks and concrete sidewalk Phase III Marina Improvements - Dredging, installation of floating boat slips and boat slip walkway
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	6
Total Full-Time Employment	6
Indirect Jobs Total	25

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Completion of the Lowery Island Restoration Project will provide enhanced waterfront public access for recreational boating, fishing, and ecotourism. This will result in increased tourism revenue and will attract new businesses to the area, resulting in the creation of new private sector jobs.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This project will add approx.102 boat slips, offering vital waterfront access in the area. A recent market study shows that all 6 public marinas in three coastal counties had a 99% occupancy rate with a waitlist of 3-18 months. Trends in the boating market for the area show an increase in boat sales since 2019, a decrease in the average age of first-time boat buyers, and continued rising demand for sales of recreational boats. Currently most boat owning households have an annual income of less than \$75k. Demographics show an increase in population in the area, with the median age and income level close to the average of boat owning households. This indicates a high and growing potential to support the proposed marina. The dry storage facility will be the first in the Pascagoula area to offer this type of service to recreational boaters. Completion of this project will have long-term growth potential for the area through increased demand, tourism, and economic investments.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The success of this project will be measured through occupancy rate of boat storage, restaurant and fuel sales, and through economic indicators such as job creation and tourism revenue in the local area. This project will have long -term positive effects on the financial stability of the Pascagoula area by increasing waterfront accessibility options and boosting local tourism with enhanced amenities. This project will support long-term financial sustainability by strengthening local businesses, attracting new investments, boosting tourism revenue and creating new jobs.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	For the Lowery Island project, the City has secured and has invested \$3.9 million in RESTORE Act funds, \$4.3 million in state funds through MDOT, \$3.5 million from the MDA CDBG Disaster Recovery Program, and \$545,000 from the Tidelands Trust Fund. The City has also applied for additional Tidelands funds, along with budgeting local GCRF match funds for the completion of the Lowery Island Restoration Project. Additionally the City has an agreement with Anderson Construction, a private developer, to construct the new dry boat storage facility at an estimated cost of approximately \$6 million.
5	Supported by multiple government or private sector entities	The City Council of Pascagoula, Pascagoula Main Street, Jackson County Board of Supervisors, and the Jackson County Chamber of Commerce support this project. The previously awarded funds described in the answer to Legislative Priority #4 demonstrate support from the Governor, the Legislature, MDEQ, MDA and MDMR. It is also supported by Anderson Construction, a private developer.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Significant preliminary work has been completed in order to have this project ready to continue as soon as additional funds are in place. In previous years the City completed the installation of water and sewer infrastructure using MDA CDBG funds. Permitting will be finalized before Phase I construction begins, allowing for a quick transition to Phase II & III construction. The professional engineering firm for the project has design plans in place and with a workable plan, realistic timeline and clear steps to completion. The private developer for the dry storage facility has established private funding necessary to support the project if GCRF funds are awarded.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Lowery Island's strategic location at the meeting point of the Pascagoula River and MS Sound makes it a natural hub for recreation and tourism. Visitors can access the longest free flowing river in the U.S., rich with wildlife and natural beauty, or set out on the Gulf of Mexico for fishing, sailing, and visiting the pristine barrier islands of the Gulf Islands National Seashore. Developing a marina and boat storage facility at Lowery Island will capitalize on the area's natural assets and also spark new opportunities for tourism revenue, quality of life improvements and economic growth to the area.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Completion of this project will benefit existing industries by providing quality-of-life amenities that may attract current and future employees to live in our City. An issue that existing industries and employers in Pascagoula face is losing employees to other communities (including communities in Alabama) that provide more recreational and entertainment offerings. The completion of this project would revitalize the area, making it more attractive to our industry's work force to live in Pascagoula, ultimately leading to the attraction of new high-growth industries, as well as benefiting existing industries.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project will enhance key regional assets such as Huntington Ingalls, Chevron, VT Halter Marine, Jackson County Port Authority, the Coast Guard at Singing River Island and other large-scale agencies by providing new recreational amenities, family gathering spaces, and dining options that may encourage the work forces of these major employers to stay in Pascagoula and Mississippi. The project will not only expand recreational and economic opportunities, but due to its close proximity to MSU's Research Lab and the National Oceanic and Atmospheric Administration facility in Pascagoula, it may also assist in facilitating opportunities for coastal environment and marine based research.
10	Transformational for the future of the region but creates a wider regional impact	The Lowery Island Restoration Project will drive regional economic growth by introducing dynamic new waterfront recreational amenities and attracting tourism related revenue. These enhancements will create valuable opportunities for major local industries to host business partners and attract a broader work force to the area. By elevating Pascagoula's quality of life through expanded recreational, dining and entertainment options, the project will help strengthen work force retention and encourage new economic investments.
11	Enhances the marketability of existing industrial properties	This project will ultimately boost the marketability and growth of the existing industrial properties in Pascagoula by contributing to quality of life improvements and increasing attractive amenities to potential investors, relocating businesses, workforce talent, and industrial tenants. The Lowery Island Restoration Project will create new ways to market the area, increasing the appeal for industries to locate in Pascagoula due to quality of life amenities that can help attract and retain employees and customers.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pascagoula

Project Name: Lowery Island Restoration Project

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project will enhance the substantial industrial presence in the Pascagoula area by providing social and community improvements for the individuals and families connected to those industries. This will provide opportunities for these industries to entertain and attract more business partners and work force to the area. Additionally, the tourism industry cluster will thrive with this development, as it will promote new and exciting boating and recreational amenities while boosting the local economy.
13	Infrastructure project for business retention and development	The Lowery Island Restoration Project is expected to boost tourism and support both business development and retention by driving new revenue into the local economy. The unique waterfront amenities will attract employees from existing businesses to live and spend locally, further strengthening the area's economy. Together, these enhancements will lead to increased sales and lay the foundation for future development.
14	Enhances research and innovative technologies in the region	USM's Marine Research Center, MSU's Research Lab and the National Oceanic and Atmospheric Administration facility in Pascagoula are in close proximity to the project site. The Lowery Island Restoration Project will not only expand recreational and economic opportunities but due to its location and expanded facilities, it may also provide educational opportunities for environmental monitoring and coastal wetlands and other marine based research.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The success of the Lowery Island Restoration Project will be measured through occupancy of boat storage, restaurant and fuel sales and through economic indicators such as job creation and tourism revenue in the local area. Reports will be prepared annually with performance data and outcomes.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pass Christian

Project Name: Pass Christian East North Street Extension

Project Information

Project Year:	2026
Project Name:	Pass Christian East North Street Extension
Project Location:	East North Street extension
County:	Harrison

Applicant

Name	City of Pass Christian
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Address 2:	
City:	PASS CHRISTIAN
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Zip:	39571

Mailing Address

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City:	PASS CHRISTIAN
State:	MS
Zip:	39571

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pass Christian

Project Name: Pass Christian East North Street Extension

Project Description/Overview

The City has an opportunity to expand economic development and meet the residential and commercial growth patterns by extending this public street, installing a bridge and related public infrastructure in order for private developments to occur.

This proposed street extension will tie directly into Espy Avenue and the Long Beach industrial park, providing an alternative hurricane relief route in addition to the only current evacuation route on Menge Avenue. Due to regular flooding associated with tropical storm events this alternative route will provide a critical emergency passage to I-10.

Espy Avenue is also the designated commercial truck route. Currently, the commercial traffic in and out of the industrial park, and other areas of the city is using Menge Avenue which is not conducive to residents. This project will provide a purposed designated route to manage commercial traffic away from residential use roads to support industry.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pass Christian

Project Name: Pass Christian East North Street Extension

Project Timetable/Milestones	
Estimated Start Date:	07/01/2025
Estimated Completion Date:	07/30/2027
Milestones	
24 months - Project Timeline	
The initial phase slated for July 2026 includes required land acquisition of rights of way where needed, engineering, permitting, surveying and development of the bid packages necessary for construction. The implementation of the construction of the project and its related requirements can materially begin construction in early 2027.	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pass Christian

Project Name: Pass Christian East North Street Extension

Funding Section	
GCRF Funds Requested	\$5,343,000
Total Matching Funds	\$1,200,000
Overall Total Funds	\$6,543,000
Applied For Matching Sources	City will provide all required matching funds, through its General Funds, Capital Funds, Restore Act Funds, or CDBG
Secured Matching Sources	All matching funds will be provided by the City of Pass Christian through Capital funds, Reserved General Funds, In-kind services, or Restore Act funds.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pass Christian

Project Name: Pass Christian East North Street Extension

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	Phase 1 Engineering, design, surveying, land acquisition for required rights of way, define and design infrastructure requirements associated with the bridge and tying into existing public works, design for landscaping, lighting, and street signage. Establish required bid packages for advertising. Phase 2 Let contracts, construct project to completion.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pass Christian

Project Name: Pass Christian East North Street Extension

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The extension of North Street will provide for significant privately funded commercial and residential growth opportunities where market demand conditions are favorable. The street that will connect to Espy Avenue and will provide a designated commercial traffic corridor from I-10 to the Long Beach Industrial Park, relieving Menge Avenue of heavy truck traffic and also provide for an alternative hurricane evacuation route.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The road and the related public works and infrastructure that make up this project will provide the necessary means for private development for both residential and commercial construction in a currently undeveloped area of the city. It will support directly the commercial traffic and growth opportunities for the Long Beach Industrial Park as well.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	This road extension and connection to Espy Avenue to I-10 is a critical corridor necessary to access and utilize important undeveloped land in the city that is currently inaccessible and has little to no infrastructure to support new developments.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	With the construction of this planned road, a large area of undeveloped land will immediately be accessible with all of the necessary public infrastructure necessary to support the anticipated growth.
5	Supported by multiple government or private sector entities	The City of Pass Christian, the City of Long Beach, Harrison County and the State of Mississippi all directly benefit from the development of this extension road. It will improve access to and from I-10 to support tourism, commercial traffic as the only designated road to the industrial park and the communities on the coastal highway 90. it provides a safer alternative evacuation corridor in the event of an emergency, and creates a large undeveloped area to be developed by the private sector for residential and commercial growth that will benefit the project area and the community at large.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Pass Christian

Project Name: Pass Christian East North Street Extension

6	Can move quickly and efficiently to the design, engineering, and permitting phase	Attached herein is the engineers estimate, with initial design renderings recently completed for the city. This project is well supported by the entire community, and clearly will provide an immediate opportunity for further economic growth on undeveloped land that has been inaccessible and limited infrastructure.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The city anticipates additional homes, and commercial businesses developing along this planned route as a result of the project and the needed infrastructure to support this growth.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Long Beach Industrial Park will immediately benefit with a designated commercial corridor to and from I-10, along with space for additional industrial developments in and around the park.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The project provides for an alternative hurricane evacuation route and is needed due to regular flooding occurrences created by tropical storms. It will also allow for a direct commercial route to and from the Long Beach Industrial Park. Finally it creates an opportunity for a large area of undeveloped land to be financially feasible to develop with the needed access and public infrastructure to support the anticipated growth.
10	Transformational for the future of the region but creates a wider regional impact	This small project will have an immediate impact for both the City of Pass Christian, and the City of Long Beach and create further development opportunities for both communities.
11	Enhances the marketability of existing industrial properties	The Long Beach Industrial Park will immediately benefit from the completion of this planned project to provide a modern safe commercial corridor from I-10 to the industrial park and the communities as well. It will tie into Highway 90, through Espy Avenue to I-10.
13	Infrastructure project for business retention and development	This is an infrastructure project that will create a large undeveloped land area near the Long Beach Industrial Park to support residential and commercial growth.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The project not only provides for public safety, but it will also have measurable outcomes with the development of private sector growth on this currently undeveloped land. increases in real and personal ad valorem taxes, sales taxes, creation of jobs, and improving the industrial resources to support the industrial park are all included in this plan.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

Project Information

Project Year:	2026
Project Name:	I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT
Project Location:	start -89.649 30.539 end -89.660 30.524
County:	George, Hancock, Harrison, Jackson, Pearl River, Stone

Applicant

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Address 2:	
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Zip:	39466

Mailing Address

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City:	PICAYUNE
State:	MS
Zip:	39466

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

Project Description/Overview

This is a resubmission of a 2025 application. Interstate 59 (I-59) is South Mississippi's Gateway for tourists and commerce. The City of Picayune is essentially I-59's front door for tourism, commerce, and business. Regrettably, I-59 lacks a Frontage Road to allow Picayune to be an open door to accommodate and grow this untapped economic activity. In the past, East Canal St. was a major roadway to access Picayune's commercial downtown corridor. However, the development of Highway 43S/Memorial Blvd. over the past three decades has caused a significant exodus of commercial business from East Canal. This exodus has contributed to lower property values and blight in areas of East Canal St. The current road network and access on/off I-59 has altered the type and number of businesses easily accessible from I-59 and caused traffic congestion resulting in a dramatic increase in accidents including fatal accidents at these intersections.

The I-59 North Frontage Road, South Mississippi Gate Way Utilities Project's goal is to accelerate commercial development to increase tax revenue and create new employment opportunities for residents of federally identified Possible and High Poverty Census Blocks. The objective is to provide water and gas utility infrastructure to the east of I-59 from Sycamore Dr. south to Memorial Blvd/Highway 43S to attract private investment in businesses and possibly industries to locate in a prime but largely undeveloped area immediately adjacent to I-59. This will also create new and better job opportunities for residents of the possible and high poverty areas that abut this section of I-59. The project's outcome will be the rapid and sustained growth of new businesses to serve tourists, commerce, and residents. These new businesses will increase tax revenue. Furthermore, these new businesses will create a variety of jobs and career opportunities for residents of a Possible High Poverty area (Census Tract 9505.01) and two High Poverty Census Tracts (9507 & 9506) where 35.8% and 28.1% of the population is below the poverty level respectively.

For several years, the City has actively worked with the Congressional Delegation and the Legislature to plan and secure funding to construct a Frontage Road on the East side of I-59 from Sycamore Road south to Highway 43S/Memorial Blvd to open the door to commercial growth, tourism, and public safety. The city has already obtained over 90% of the required right-of-way to a 60-foot width and has commitments for most of the remaining right-of-way. The Legislature appropriated \$850,000, "to assist the City of Picayune, Mississippi, in paying the costs associated with improvements to North Frontage Road from Interstate 59 in Picayune". (HB 1353 Section 25 (bbbbbb) (2022 Regular Session). In 2024 the

Legislature appropriated \$200,000 to assist with matching funds for the South Mississippi Gateway Utilities Project (SB No. 2468, Sec. 10 (ek). In addition, Congress appropriated \$3,400,000 to design and complete an environmental assessment for the entire route and for final design and construction of the Frontage Road from Memorial Blvd to E. Canal St. (Public Law No. 118-42, Division F, (March 9.2024)). The City of Picayune has committed to providing \$850,000 of non-federal funds as cost-share for these federal funds. Furthermore, since federal funding has been enacted, the Mississippi Department of Transportation (MDOT) has added the proposed Frontage Road to Mississippi's State Transportation Improvement Plan (STIP). In addition, on July 16, 2024 the City was notified that it has received a

\$500,000 grant (with \$500,000 in cost share) from the Southeastern Crescent Regional Commission for design and construction of the I-59/Sycamore Road Intersection/Frontage Road Improvements which further leverages the requested GCRF funds. As indicated by the appended bank statements, the city has been very strategic in identifying funds to provide the necessary cost share for these various funding sources.

The I-59 North Frontage Road, South Mississippi Gate Way Utilities Project leverages these significant federal and state road investments. Water and gas utilities are the final pieces of public infrastructure to complete this transformative project to accelerate the private development of a major new commercial complex on South

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

Mississippi's interstate gateway.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

Project Timetable/Milestones	
Estimated Start Date:	04/10/2026
Estimated Completion Date:	04/27/2027
Milestones	
1. GCRF Award Notice April 10, 2026 2. Final Plans and Contract Documents, subject to GCRF approval July 29, 2026 3. Authorization to Bid, subject to GCRF approval Aug. 2026 4. Award Construction Contracts, subject to GCRF approval Sept. 2026 5. MDA Contract for GCRF funds Oct. 2026 6. If contract received, Notice to Proceed Oct. 2026 7. If contract received, 75% Completion Feb. 2027 8. If contract received, final inspection April 27, 2027	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

Funding Section	
GCRF Funds Requested	\$2,240,000
Total Matching Funds	\$360,000
Overall Total Funds	\$2,600,000
Applied For Matching Sources	N/A
Secured Matching Sources	The City has three (3) funds that may be used to meet all or the cost of specific project elements for the required GCRF match; 1) City General Fund; 2) City Utilities; and 3) City Transportation and Infrastructure Funds (revenue from the Mississippi Infrastructure Modernization Act of 2018 (House Bill No. 1, 2018 First Extraordinary Session)). Each account's most recent bank statement is attached. At the time of award, the City will determine the most appropriate use of three (3) funds to provide the required 20% match. Also, the City recognizes that the State funds appropriated in 2022 can not be used to match GCRF funds.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	1
Which Phase Is This	1
Description of all phases	This is a straight forward, single-phase project to extend the City's water and gas utilities east of a I-59 Frontage Road currently under construction. The project involves laying new 10" water and 4" gas mains at two sites; 1) about 1,400' on the SE side of I-59 and Canal St. and 2) about 650' at the SE intersection of I-59 and Sycamore Rd. The project's steps are: 1. A design survey, geotechnical evaluation and, environmental assessment; 2. City acquires the remaining 20% right of way; 3. Final planning/design and permitting; 4. Construct new water and gas mains with valves and meters, and, 5. Construction Engineering and Inspection There are no known issues to delay construction once funding is approved. This project could go out for competitive construction bids in compliance with all local, state, and federal procurement laws within one year of funding approval. No work is proposed to be done by the applicant's own forces.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	25

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This transformative project compliments the City of Picayune's proactive efforts to guide new commercial growth along the major I-59 corridor to prepare a largely undeveloped tract of land for sustainable, near-term development. Investing in expanding public utilities to the site will accelerate private sector investment and job creation to accommodate tourist and residential customers and interstate commerce. This private development will have a positive impact on the tax base and ensure long-term local and regional competitiveness in a growing and changing economy.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	No formal financial analysis, return on investment or cost/benefit analysis has been prepared to quantify the project's long-term economic benefits or growth potential to date. However, preliminary estimates have resulted in funded requests for federal and state funding to allow the new Frontage Road to proceed quickly. Federal and state investments in the Frontage Road are a de facto recognition of the potential near- and long-term economic benefits and regional growth potential. The expansion of public water and gas utilities to serve this newly open site will only accelerate private investment and development of the area.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	After the utility expansion, regular customer payments for public water and gas utilities create a reliable, sustainable cash flow to ensure that the public utilities are operated and maintained sustainably in perpetuity. The performance matrix is the number of new commercial/industrial customers that build on the Frontage Road. An indirect performance matrix is the number of employees hired by these new commercial/industrial customers.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The City of Picayune will not use BP or BP related settlement funds or appropriated State funds for cost share for this proposal. However, this GCRF application will leverage; \$3.4M in FY24 federal funding (Public Law No. 118-42, Division F, (March 9.2024)), \$850,000 in 2022 Legislature funding (HB 1353 Section 25 (bbbbbb)), and \$200,000 in 2024 Legislature funding specifically for the South Mississippi Gateway Utilities Project (SB No. 2468, Sec. 10 (ek). Federal funds require \$850,000 of cost share. In addition, on July 16, 2024 the City was received a \$500,000 grant (with \$500,000 in cost share) from the Southeastern Crescent Regional Commission to design and construct the I-59/Sycamore Road Intersection/Frontage Road Improvements. These all heavily leverages the requested GCRF funds. The narrative above and appended bank statements show that the city has been very strategic identifying multiple sources for GCRF eligible cost share for this proposal.
5	Supported by multiple government or private sector entities	The broad support for this project is demonstrated by the success in the variety of funds obtained to leverage this GCRF application. The extension of public water and gas utilities is strongly supported by diverse public and private constituencies as shown by the attached letters of support.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	This is a straight forward project that will move quickly and efficiently through the design, engineering and permitting phases to construction. The city has already acquired approximately eighty-five (85%) of the necessary right of way There are no known issues which might delay construction once funding is approved. This project could go out for construction bids using a competitive bid process in full compliance with all local, state, and federal procurement regulations within one year of funding approval. No work is proposed to be done by the applicant's own forces.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The expansion of public water and gas utilities will enhance the regional and interstate business environment by providing shovel ready new site for easily accessible commercial development for tourists and industry at South Mississippi's Gateway.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The I-59 Frontage Road has already been designed and construction will start shortly to provide a much safer, easier, and more efficient access to/from I-59. The extension of public water and gas utilities will attract new businesses to locate in this area to better access new markets for tourism and interstate commerce at South Mississippi's Gateway.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Increasing tourism is a recognized high-growth economic driver that can support a wide variety of businesses and industries. This South Mississippi Gateway project leverages Mississippi's public investment in tourism with the recent Stennis Space Center's INFINITY Science Center and the Crosby Arboretum which is another notable tourist attraction less than a mile south of the proposed I-59 North Frontage Road's southern end. The I-59 Frontage Road and extended public water and gas utilities will attract these various private businesses in two ways; 1) by consolidating tourist visitation from an interstate highway with a safe and easily accessible frontage road; and 2) by extending public water and gas utilities to simplify and expedite the planning and construction of new tourist related businesses. This will also attract traditional businesses to an easily accessible location.
10	Transformational for the future of the region but creates a wider regional impact	This project continues and enhances Mississippi's efforts to transform Mississippi's South Gateway into a regional tourist destination. This project continues building on and expanding on Mississippi's public investment in Gateway tourism started with the recent funding for the new Stennis Space Center's INFINITY Science Center which is located off of I-10 about the same distance as the proposed project from the Louisiana State Line and the Crosby Arboretum nearby off of I-59. This project will provide another tourist focused venue for private commercial investment and alternative activities.
11	Enhances the marketability of existing industrial properties	Providing public water and gas utilities to a largely undeveloped tract of land immediately adjacent to I-59 will greatly enhance the value and marketability of that property to a variety of private businesses and industries. The I-59 Frontage Road and extended public water and gas utilities creates new opportunities to easily access tourist traffic and interstate commerce opportunities off of I-59.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: I-59 NORTH FRONTAGE ROAD, SOUTH MISSISSIPPI GATEWAY UTILITIES PROJECT

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project will enhance two (2) targeted industry clusters; 1) tourism-as reflected by the Stennis Space Center's INFINITY Science Center off I-10 and the Crosby Arboretum off I-59; and 2) interstate shipping and distribution opportunities for Mississippi's South Gateway. The pending frontage road will provide the access and the public water and gas utilities can be easily extended to new large or small industries as development dictates.
13	Infrastructure project for business retention and development	The extended public water and gas utilities are intended to attract new businesses and industries to south Mississippi's I-59 corridor. The undeveloped tract of land this project will serve can easily accommodate new businesses for tourists and residents alike while also having ample space for industries.
14	Enhances research and innovative technologies in the region	In conjunction with the Stennis Space Center's INFINITY Science Center and the Crosby Arboretum this project could provide a research opportunity to track and project changing customer demands for tourism to/from Mississippi/Louisiana in the post Covid-19 economy on I-10 and I-59. This would allow the city and the State to better anticipate and guide development of this new commercial site adjacent to I-59.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The increasing tourism and traffic numbers on I-59 are well documented. This project is anticipated to have a significant and quantifiable near-term return on investment from private investment in land served by these extended public water and gas utilities. Like all public investments, the key will be how quickly the Frontage Road and the utility extension proceeds and the overall state of the national and state economies. Any estimate of the amount and timing of private investment and development is highly speculative in the current economic environment with rampant inflation and uncertain borrowing costs; still, the economic basics of developing a shovel ready site with public water.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

Project Information

Project Year:	2026
Project Name:	Friendship Park Revitalization Project: Phase II
Project Location:	1701 South Haugh Avenue, Picayune, MS 39466
County:	Pearl River

Applicant

Name	City of Picayune
Contact:	Devin H.
Address 1:	203 Goodyear Boulevard
Address 2:	
City:	PICAYUNE
State:	MS
Zip:	39466

Mailing Address

Address 1:	203 Goodyear Boulevard
Address 2:	
City:	PICAYUNE
State:	MS
Zip:	39466

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

Project Description/Overview

The initial GCRF grant awarded in 2020 was speculated to incorporate the full scope of work to revitalize Friendship Park. The unforeseen increase in costs due to material shortage caused by the Covid-19 pandemic and recent high inflation rates were two main factors not budgeted for in the 2020 GCRF grant application. This realization of a major cost increase prompted the city of Picayune to step back, rethink, and develop a Friendship Park Revitalization Master Plan. The master plan is broken down into a phased approach that plans for improvements that are needed to fully revitalize the park. Revitalization is the focus to achieve the park's full potential to become an economic driver for the surrounding community. The impact of recreational activities such as tournaments will bring tourism tax to the City of Picayune near the million-dollar economic impact range. Restaurants, hotels, and gas stations will all see the immediate impact from the outside tax dollar, resulting in the City of Picayune receiving the tax benefit from all of these entities being positively affected.

The GCRF amount awarded in 2020 was able to aid the revitalization process of many initial needs of the park. The initial awarded amount was able to assist in the construction of a new, state-of-the-art playground, a concession stand/restroom facility, and six new turf infields. This was decided to be considered Phase I of the master plan mentioned above. Phase II of this project will incorporate additional improvements associated with the Friendship Park Revitalization Master Plan. Phase II's goal is to continue the efforts for needed upgrades of the existing park that Phase I kickstarted. Phase II is a vital piece of this master plan coming to fruition.

Friendship Park Revitalization Project: Phase II consists of the following:

- To install Infield Turf on fields 5 & 8
- To install new LED field lighting on fields 1-8
- To install new Parking Lot Areas (w/ LED Lighting & ADA Accessible Parking)
- To install new concrete pavement areas, concrete pathways, and concrete staging areas with proper ADA accessibility between fields 1-4 & 5-8

As mentioned previously, Phase I has been funded through the 2020 GCRF application. Phase I was completed in December 31, 2023. For this application, we will primarily discuss the benefits of Phase II, as this application will request funding for Phase II only.

The primary focus of Phase II is constructing artificial infield turf on two of the largest baseball/softball fields at the park. The construction on these fields will also consist of regrading and re-sodding the outfields to allow for proper drainage. Along with the previous six turf fields that were constructed in Phase I, the construction of two additional turf fields will help to attract more tournaments and visitors to our park from the surrounding regions. Friendship Park will then have 8 individual turf fields, whereas most parks in our region do not have. Turf allows perfect field conditions for anyone wanting to play minutes after almost any rain event. This attracts tournaments from throughout the state and surrounding states due to the near guarantee that games will not be canceled due to rain. Tournament officials love turf fields' reliability, making them a very attractive feature.

Another vital piece of Phase II improvements is to install new LED field lights on both quadplexes as shown on the attachment drawing. These LED lights will cut electrical costs in half due to the large difference in Watts used versus the existing lights. The lifespan of LED lights is a lot longer compared to the existing lights, and this will also cut down on maintenance costs for the city. Phase II also includes new parking areas with handicap parking, new ADA-compliant concrete pathways, concrete pavement areas, and concrete staging areas throughout the park. This will allow for more ADA-accessible areas in the park. The significant improvements at the park and an expectation of a

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

much larger influx of visitors from tournaments prompts a major need for an increase in parking and ADA accessible areas all throughout the park.

In conclusion, the phased approach of funding the Friendship Park Revitalization Plan will allow the costs to be broken down over several years. Completing the turf fields, LED lighting, additional parking with ADA compliancy, and concrete pavement areas with ADA compliancy are critical steps needed to be taken for the master plan coming one step closer to fruition. The economic impact of this master plan is projected to be seen from the park's attraction to visitors from the surrounding regions that, encourage them to migrate to our park and our city to enjoy all it has to offer. The goal behind the work that has been put into this master plan is that one day in the near future, Friendship Park will perform and operate at its fullest potential for a city park of this magnitude.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

Project Timetable/Milestones	
Estimated Start Date:	04/01/2026
Estimated Completion Date:	04/30/2027
Milestones	
Design Engineering Phase - April 1, 2026 - July 31, 2026 (4 Months)	
Bid Package & Award Phase - August 1, 2026 – September 30, 2026 (2 Months)	
Construction Phase - October 1, 2026 – March 31, 2027 (6 Months)	
Project Closeout Phase - April 1, 2027 - April 30, 2027 (1 Month)	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

Funding Section	
GCRF Funds Requested	\$2,080,000
Total Matching Funds	\$520,000
Overall Total Funds	\$2,600,000
Applied For Matching Sources	The City has secured the required 20% match from utilizing General funds as described below. Therefore, there are no applied for sources of matching funds as they are currently secured.
Secured Matching Sources	Matching funds are secured. The city of Picayune has existing General Funds of \$520,000.00 available to fund the required local match for this project.
Previously Funded With GCRF Funds	Yes
Legislative Session	2021

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	4
Which Phase Is This	2
Description of all phases	Phase 1 (Complete): - Install new restroom/concession building - Install new Kid's Kingdom playground - Install Infield Turf on fields 1-4 & 6-7 (In Construction) - Install new park security cameras Phase 2: - Install Infield Turf on fields 5 & 8 - Install new Parking Lot Areas (w/ LED Lighting) - Install new ADA-compliant concrete pavement, walkways, and pedestrian staging areas - Install new ADA-compliant sidewalks to new parking Areas Phase 3: - Install new ADA-compliant concrete walkways throughout the park - Construct new Maintenance Building - Rehabilitate existing tennis court - Install new Tennis Courts - Replace existing parking lot lighting with LED - New covered pavilion - Install new Pickle Ball Courts - Clearing, grubbing, & grading (+/- 5 acres) Phase 4: - Install new turf to the existing soccer field
Current Full-Time Employment	4
Increase in Full-Time Employ From Proj	2
Total Full-Time Employment	6
Indirect Jobs Total	25

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Friendship Park Revitalization Project: Phase II will continue to impact the long-term competitiveness of the region. The continued improvements of Friendship Park will continue to create a strong draw for parkgoers making this area and park a competitive interest to our region in comparison to parks of this size in the 100-mile radius from Picayune. The continued improvements to this park will significantly increase the tax base from public and private investments in the community by directly impacting the current and future businesses, hotels, and restaurants due to the growth in tourism. This immediately increases property value and creates a lasting impact on businesses surrounding the park. For reference, the City of Magee, Mississippi, installed artificial turf fields and has built two hotels and several restaurants due to the increased tournament traffic. Phase II will continue to increase the number of turf fields available at the park and aid this progression.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The City of Picayune saw an immediate return on investment this past summer when multiple baseball and softball tournaments were held at Friendship Park. There was a \$21,000.00 increase in sales tax revenue during the months of March & April of 2024 compared to the same period in 2023. Maximum long-term economic benefits and growth potential are realized by taking full advantage of the potential of this existing city park land. Across the country, areas offering more recreational areas for families and parkgoers attract more business and investment in the area. Based on our research, artificial turf fields will pay for themselves in three years with decreased maintenance and increased park traffic/tournaments. An increase in tournaments and parkgoers prompts the need for more parking availability with ADA accessibility at the park. Phase II of this master plan will continue to increase the long-term economic impact for the City of Picayune.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The long-term financial sustainability of adding new LED field lighting, concrete paved surfaces, asphalt paved parking areas, and two additional turf fields are proven by the construction integrity that these items bring to the park compared to its existing conditions. Once completed, continual maintenance to these areas becomes minimal. Cost savings in maintenance costs for the City of Picayune will be tremendously reduced. The reliability and sustainability of turf fields are clearly displayed in the constructability, integrity, and performance of the fields. The clear performance metrics of Phase II are seen in the overall quality improvements, return on investment (as mentioned in item 2 above), and operational metrics such as MTTR (Mean Time To Repair – measures the average time taken to repair operational issues).
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	By fully maximizing the potential of this park, it encourages the leveraging of other private and public sectors, such as local businesses and county governments. The influx of people coming into the city to attend tournaments and enjoy the amenities offered at the park will incentivize local businesses and county governments to become funding sources for future projects. The incentive comes from the park becoming an economic driver in the community.
5	Supported by multiple government or private sector entities	This project is supported heavily by the local governmental authority, the City of Picayune. Under the direction of City management, many months of planning and designing have gone into this project. Phase I of this project was completed in December of 2023. It was also supported by local private sector entities such as hotels and restaurants. The influx of folks coming into the city for tournaments is a great interest for hotels and restaurants, for as we all know, folks will have to eat and stay in our town when they come for tournaments. This is also a view of “Investment” into our local community.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

6	Can move quickly and efficiently to the design, engineering, and permitting phase	This project can move quickly and efficiently through the design, engineering, and permitting phases due to previous design engineering work that has already been completed and/or conceptualized. The master plan provides planning work that has previously been completed to form a desired scope of work. There is a clear and direct path of what is desired to be accomplished in Phase II of the Friendship Park master plan. If funded, there are no financial, environmental, or ROW hurdles to overcome. Phase II of the masterplan project can go quickly through design and construction without any projected limitations.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The project will significantly enhance the region's quality of life and business environment. An increase in tourism and recreational opportunities are the clear and main driving factors behind the Friendship Park Revitalization Project as a whole. The construction of new turf fields, new LED field lighting, new parking lots, new concrete pavement areas between fields, and new sidewalks will instantly enhance the quality of life of Friendship Park. The outside tourism tax dollars generated by this project will pay dividends to the city over time by people investing out-of-town dollars in the city of Picayune. As a recreational area, this park will be one of the top public city parks in Mississippi and even compete with public city parks in southern Louisiana and southern Alabama. Phase II of the revitalization project will tremendously aid in achieving this master plan goal.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Public parks are a strong attraction for the hospitality, restaurant, and tech industries. More and more tech companies are locating places where employees can have a fun recreational space for themselves and their families. Parks are a direct driver of the hospitality and restaurant industry by attracting people from all walks of life to the park area for entertainment and getaways. Phase II improvements will add to the attraction for the hospitality, restaurant, and tech industries by providing improvements to the park that directly impact additional tourism attractions.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project further enhances vital regional assets. One example is the educational institution of Pearl River Community College in Poplarville. This project further enhances this community college by allowing the softball program to host college-level tournaments that can be held on multiple regulation-sized softball turf fields. The city of Picayune has peaked high interest from coaches and administrators for college-level tournaments to be held at Friendship Park. The same opportunity is available for the local public schools as well.
10	Transformational for the future of the region but creates a wider regional impact	The improvements being completed in each phase of the master plan are transformational for the future of the City of Picayune, but it also creates a wider regional impact. The revenue generated from the economic impact this park will make will attract outside investment into the city. This investment will lead to potential job growth, a broader regional impact, and a heavier influx of families moving to the city.
11	Enhances the marketability of existing industrial properties	This project is driven by two factors, an economic driver for the city and an enhancement in the quality of life for residents of Picayune and surrounding areas. These driving forces will enhance the marketability of existing industrial properties in the city of Picayune. Every company/industry thrives because of its employees. If employees have zero quality-of-life amenities outside of work, it can potentially affect their work life in the city they live and work in. The local area's quality of life amenities are heavy factors when a company is weighing options of locating to a city or town for industry. If there are zero quality-of-life amenities for employees and their families outside of work, then a company will potentially look elsewhere for the benefit of its employees.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The revitalization plan for Friendship Park enhances a targeted industry by directly impacting the hospitality and restaurant industries. Industry space is available for future enterprises to build new restaurants and hotels. This also enhances the opportunity for investment in our current industrial park, as detailed in the Priority 11 explanation.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Picayune

Project Name: Friendship Park Revitalization Project: Phase II

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The revitalization project clearly provides outcome and return on investment through several factors, including property taxes in the surrounding area, city sales tax, the number of tournaments and visitors to the park, and the revenue of hotels and restaurants. These factors are some of the clear performance metrics that can be measured over the duration of the project to determine the outcome and return on investment of this project.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Poplarville

Project Name: The Cottage Project

Project Information

Project Year:	2026
Project Name:	The Cottage Project
Project Location:	Larkin Smith Drive, Poplarville, Mississippi 39470
County:	George, Hancock, Harrison, Jackson, Pearl River, Stone

Applicant

Name	City of Poplarville
Contact:	Louise S.
Address 1:	200 Highway 26 East
Address 2:	
City:	POPLARVILLE
State:	MS
Zip:	39470

Mailing Address

Address 1:	200 Highway 26 East
Address 2:	
City:	POPLARVILLE
State:	MS
Zip:	39470

Gulf Coast Restoration Fund Funding Request

Applicant: City of Poplarville

Project Name: The Cottage Project

Project Description/Overview

Changing demographics in Pearl River County and the City of Poplarville have created a need for shopping areas that appeal not only to locals, but to college students and tourists. By improving the infrastructure of the area bound on the West by Pearl River Community College and on the east by Main Street, the City of Poplarville will create a significantly positive impact on our tax base, private sector job creations and private sector job investments. The proposed "Cottage District" project has the potential to be not only a hub of economic activity, but a corridor leading potential customers and investors to downtown Poplarville for the Blueberry Jubilee each June, the Sweet Tea Festival in October and other special community events. Larkin Smith Drive is a key thoroughfare which leads from Pearl River Community College to the Poplarville Tax Increment Funding (TIF) District.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Poplarville

Project Name: The Cottage Project

Project Timetable/Milestones

Estimated Start Date: 12/01/2026

Estimated Completion Date: 01/30/2027

Milestones

Estimated Start Date: Winter 2025

Estimated Completion Date: Winter 2026

Project Timetable/Milestones: Outline the expected timeline and milestone dates for the project. Projects applied for during August 2025 starting.

Project Timetable/Milestones:

1. Grant Awarded:	Spring	2025
2. Engineering Contract Execution:	Spring	2025
3. Topographic Surveying:	Spring	2025
4. Preliminary Design Complete:	Summer	2025
5. Preliminary Design Review with City:	Summer	2025
6. Final Design Complete:	Fall	2025
7. Project Bidding & Award Recommendation:	Winter	2026
8. Execute Construction Contract & Pre-Construction Meeting:	Winter	2026
9. Construction of Project & Construction Administration:	Spring	2026
10. Project Closeout:	Winter	2027

Gulf Coast Restoration Fund Funding Request

Applicant: City of Poplarville

Project Name: The Cottage Project

Funding Section

Gulf Coast Restoration Fund Funding Request

Applicant: City of Poplarville

Project Name: The Cottage Project

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	
Increase in Full-Time Employ From Proj	
Total Full-Time Employment	
Indirect Jobs Total	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Poplarville

Project Name: The Cottage Project

Legislative Priorities Met Section		
Priority	Description	Met By
No legislative priorities met found		

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Waveland Waterfront Improvements

Project Information

Project Year:	2026
Project Name:	Waveland Waterfront Improvements
Project Location:	South Beach Boulevard across from Buccaneer State Park Waveland, Mississippi 39576
County:	Hancock

Applicant

Name	City of Waveland
Contact:	Trapani J.
Address 1:	301 Coleman Avenue
Address 2:	
City:	Waveland
State:	MS
Zip:	39576

Mailing Address

Address 1:	301 Coleman Avenue
Address 2:	
City:	Waveland
State:	MS
Zip:	39576

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Waveland Waterfront Improvements

Project Description/Overview

The City of Waveland proposes a comprehensive waterfront revitalization project along South Beach Boulevard to enhance public access, environmental resilience, and recreational opportunities. The project will transform an underutilized coastal area into a vibrant community space with sustainable infrastructure and ecological improvements.

The core scope includes:

- Construction of a single-lane concrete boat launch with a riprap jetty
- Development of a concrete parking lot with 26 boat/trailer spaces and 6 vehicle spaces
- Installation of a living shoreline to mitigate erosion and support coastal habitat
- Addition of a comfort station with ADA access and a grinder pump
- Lighting, striping, and signage for safe and accessible navigation
- Dredging and fill work to shape and stabilize the site

Three alternates are proposed to maximize public benefit:

- Fishing pier with a shaded pavilion (10' wide, 300' long, 50'x30' pavilion)
- Comfort station pavilion with ADA ramp
- Informational and directional signage

This project improves access to the Gulf for recreational boating and fishing, supports eco-tourism, provides resilient infrastructure, and protects the natural shoreline, all in alignment with the Gulf Coast Restoration Fund goals.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Waveland Waterfront Improvements

Project Timetable/Milestones	
Estimated Start Date:	01/02/2027
Estimated Completion Date:	04/01/2029
Milestones	
Design and Planning Phase - 6 months Permitting Phase - 6 months Bidding Phase - 2 months Construction Phase - 12 months Project Closeout - 1 month	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Waveland Waterfront Improvements

Funding Section	
GCRF Funds Requested	\$750,000
Total Matching Funds	\$3,050,000
Overall Total Funds	\$3,800,000
Applied For Matching Sources	Tidelands FY27
Secured Matching Sources	State of Mississippi Tidelands Funds - \$300,000 Federal Boating Access Grant - \$250,000 Mississippi Outdoor Stewardship Trust Grant - \$500,000 GCRF - \$2,000,000
Previously Funded With GCRF Funds	Yes
Legislative Session	2022

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Waveland Waterfront Improvements

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	25

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Waveland Waterfront Improvements

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Waveland Waterfront Improvements Project will significantly enhance the long-term competitiveness of the region by attracting tourism, supporting recreation-based businesses, and encouraging private investment along the Mississippi Gulf Coast. By creating a modern, accessible, and resilient waterfront, the project increases the area's appeal for both residents and visitors. This drives demand for local services, restaurants, and retail, resulting in job creation and a broader tax base. The improved infrastructure also lays the groundwork for future private-sector development in outdoor recreation, hospitality, and eco-tourism.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The Waveland Waterfront Improvements Project demonstrates strong long-term economic benefits and growth potential. With an estimated \$3.8 million investment, the project supports tourism, small business growth, and increased property values, generating a positive return through sales tax, lodging tax, and business activity. Improved infrastructure attracts year-round visitors, boosting local revenue and job creation. The project also reduces future costs through resilient design, including shoreline protection. These factors together yield long-term economic gains that far exceed the initial investment.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The City of Waveland has already secured approximately \$3 million from a combination of state and local funding sources, including Tidelands, MOST, GCRF, and BAG grants. These funds are supporting engineering and construction activities, demonstrating strong local and state commitment to the project. The current application seeks to complement, not duplicate these sources, ensuring that BP settlement funds are leveraged alongside a diverse funding portfolio. This approach maximizes impact and underscores the project's regional importance and financial sustainability.
5	Supported by multiple government or private sector entities	This project is supported by both the City of Waveland and Hancock County. The county owns the "waterfront" that will be accessed for the boat launch. Private businesses support the development in the district.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Waveland Waterfront Improvements

6	Can move quickly and efficiently to the design, engineering, and permitting phase	The City of Waveland has already hired an engineering firm and begun preliminary design and permitting efforts. This early progress positions the project to move quickly and efficiently into full design, engineering, and permitting. The firm is familiar with the site and project goals, which streamlines coordination with regulatory agencies. With planning underway and strong local support, the City is ready to advance the project without delay once funding is awarded.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The project greatly enhances quality of life and the business environment by transforming the Waveland waterfront into a vibrant, accessible destination. It expands tourism and recreational opportunities through new amenities such as a boat launch, fishing pier, comfort station, and living shoreline. These improvements promote outdoor activity, community gathering, and coastal enjoyment, while also supporting local businesses that rely on visitor traffic. The upgraded infrastructure fosters pride of place, attracts new investment, and strengthens Waveland's role as a coastal tourism hub.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Waveland Waterfront Improvements Project strengthens the region's ability to attract high-growth industries such as eco-tourism, outdoor recreation, and hospitality. By investing in resilient, visitor-friendly infrastructure, the project creates a foundation for business growth in sectors that are expanding along the Gulf Coast. Improved public access, environmental enhancements, and increased tourism appeal position the area to support new ventures, including water-based recreation services, guided tours, and coastal hospitality. This investment helps diversify the regional economy and attract sustainable, growth-oriented industries.
10	Transformational for the future of the region but creates a wider regional impact	This project is transformational for Waveland and the surrounding Gulf Coast region by creating a high-quality, resilient waterfront destination that enhances public access, recreation, and environmental protection. It draws visitors from across the region, boosting tourism and supporting local economies beyond city limits. The living shoreline sets a model for sustainable coastal development, while improved infrastructure supports regional business growth. By connecting people to the water and revitalizing a key area, the project strengthens community identity and delivers lasting economic and environmental benefits across the broader Mississippi Gulf Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Waveland Waterfront Improvements

13	Infrastructure project for business retention and development	The Waveland Waterfront Improvements Project supports business retention and development by enhancing infrastructure that boosts tourism, recreation, and local commerce. Improvements like the boat launch, pier, comfort station, and parking increase access to the waterfront, attracting more visitors and benefiting nearby businesses such as restaurants, bait shops, and convenience stores. The project also encourages new economic opportunities like kayak rentals and tour services. By creating a vibrant, resilient public space, it helps retain the local workforce, supports small businesses, and strengthens Waveland's position as a coastal destination. This infrastructure investment is a catalyst for sustainable economic growth.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Coleman Avenue Revitalization and Flood Risk Reduction Project

Project Information

Project Year:	2026
Project Name:	Coleman Avenue Revitalization and Flood Risk Reduction Project
Project Location:	30°16'56.20"N 89°22'8.62"W; Corner of Coleman Avenue and Beach Blvd in City of Waveland. Physical project expected to be located along ~1,200 ft of beachfront with resulting flood risk reduction impacts along the length of Coleman Avenue
County:	Hancock

Applicant

Name	City of Waveland
Contact:	Jay T.
Address 1:	301 Coleman Ave
Address 2:	
City:	WAVELAND
State:	MS
Zip:	39576

Mailing Address

Address 1:	301 Coleman Ave
Address 2:	
City:	WAVELAND
State:	MS
Zip:	39576

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Coleman Avenue Revitalization and Flood Risk Reduction Project

Project Description/Overview

Coleman Avenue was once the commercial and community center for the City of Waveland. Since Hurricane Katrina, one of the key issues facing the City has been lack of economic re-development in the Coleman Avenue district. Currently, much of the properties remain vacant. Public infrastructure investments, including roads, utilities, sidewalks, and street lighting, as well as other initiatives along Coleman Avenue have been completed. Existing anchor sites along Coleman include the public library, Ground Zero Museum, public park, fire station, and City Hall. Several commercial entities exist but these are sparse and located distant from the intersection of Coleman Avenue and the public beach. The beachfront area at Coleman Avenue includes the City of Waveland Veterans Memorial Park, public beach, parking lot, City Lighthouse and restroom facilities, and nearby Garfield Ladner Pier (currently closed). Despite the attractiveness of the area to potential development, a vast majority of property on Coleman Avenue remains vacant.

A major hurdle to the desired development is the FEMA flood zones and base flood elevations. The high velocity VE zones and associated base flood elevations, in addition to posing higher flood hazard risks, result in restrictive construction requirements, limitations on development programming, prohibitive insurance costs, and untenable returns on investment for businesses and other development entities. The City of Waveland has hired an engineering firm who completed preliminary evaluations and has determined it is possible to remove this hurdle to economic re-development by revising the FEMA flood maps based on a flood risk reduction project.

The approach is outlined by FEMA's Conditional Letter of Map Revision (CLOMR) process. A proposed project design is submitted to FEMA, along with updated mapping analysis showing proposed revised flood lines based on reduced risk; FEMA provides "conditional" approval that the maps can be revised if the project is built as proposed; and, after construction, the FEMA flood maps are officially revised for the local area affected by the project. The CLOMR process is a common approach used to revise FEMA flood maps to improve the development potential of areas in high velocity zones with elevated base flood elevations, similar to Coleman Avenue.

The City's completed study phase included initial project alternative conceptualization and flood map revision evaluation. The current recommended concept alternative includes hybrid dune creation with buried flood wall; though other alternatives are possible, and this concept may be modified based on upcoming planning and stakeholder engagement activities. It is anticipated that the flood mitigation project may span over 1000 linear feet perpendicular to Coleman Avenue to ensure adequate protection from flood hazards for map revision purposes.

Once the flood maps are revised to more favorable conditions, private and commercial development of vacant lots is expected to increase significantly, revitalizing the Coleman Avenue district.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Coleman Avenue Revitalization and Flood Risk Reduction Project

Project Timetable/Milestones	
Estimated Start Date:	07/01/2026
Estimated Completion Date:	10/01/2028
Milestones	
Milestones: Initial Map Revision Evaluation: Completed Planning and Community Engagement Complete: December 2025 Design Complete: 6 months post award Permits Received: 15 months post award FEMA Conditional Map Revision Approval: 15 months post award Construction Complete: 21 months post award Final FEMA Approval and Map Revision: 27 months post award	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Coleman Avenue Revitalization and Flood Risk Reduction Project

Funding Section	
GCRF Funds Requested	\$4,000,000
Total Matching Funds	\$1,000,000
Overall Total Funds	\$5,000,000
Applied For Matching Sources	N/A
Secured Matching Sources	City of Waveland General Fund - committed in attached resolution.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Coleman Avenue Revitalization and Flood Risk Reduction Project

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	80

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Coleman Avenue Revitalization and Flood Risk Reduction Project

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project impacts commercial competitiveness, jobs, and the overall economic growth for the Waveland and Hancock County area. The project will promote the conversion of vacant lots to private and commercial businesses. The intended effect is that the area will return to its former status of community and economic center of the City and residents along the entire Gulf Coast will benefit from more jobs, economic opportunity, and tax revenue. This project gives Waveland and Hancock County back an important and prosperous economic center it used to have.
5	Supported by multiple government or private sector entities	The proposed project will benefit existing private residential property and homeowners, private property owners with commercial interests, existing business owners, the City of Waveland, including the fire department, and public library. There is widespread support for reduced flood zones, increased development opportunities, and lower flood insurance premiums.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Initial project concept evaluations and potential remapping results have been completed. Project feasibility and community engagement are expected to occur prior to award so design, engineering and permitting can begin immediately following funding.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	A substantial amount of Coleman Avenue has been untenable for business development since Katrina. The level of revitalization this project would promote at this now vacant land would be at large, main-street scales. It would restore a vital center of business, commerce, and community life for Waveland, Hancock County, and the surrounding areas. Coleman Avenue has always been an area for community and recreational events. Tourism would also be greatly impacted if this project were to be completed, increasing the attractiveness based on the potential for many new businesses. The redevelopment of such a vital area would most certainly bring in more visitors and recreational opportunities. This project encompasses and helps what every South Mississippian wants in their beachfront community.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Waveland

Project Name: Coleman Avenue Revitalization and Flood Risk Reduction Project

10	Transformational for the future of the region but creates a wider regional impact	Existing flood zones significantly influence key business decisions, often deterring growth and redevelopment. Through strategic remapping and thoughtful revisions to the downtown beachfront landscape, vacant lots can then be transformed by private entities into thriving businesses and by the public into vibrant community spaces. The revitalization of Coleman Avenue will breathe new life into Waveland, rekindling its historic charm and economic vitality. The ripple effect of this effort will reach far beyond city limits providing positive reinforcement and a partner anchor area to the sister City of Bay St. Louis's waterfront downtown which has seen amazing growth and success.
13	Infrastructure project for business retention and development	The proposed project will construct flood risk reduction infrastructure. The current recommended concept will include hard structural infrastructure and soft, nature-based infrastructure. The infrastructure will reduce flood risk, flood zones, and subsequent insurance premiums, attracting and retaining new development.
14	Enhances research and innovative technologies in the region	Flood risk reduction projects, implemented while enhancing natural beachfront systems, and revising restrictive flood zones at main street scales are unique projects sometimes practiced in isolation in other areas of the country, but as a collective project, these technical approaches are rare and innovative, especially along the Mississippi Gulf Coast. This engineering application, map revisions, and revitalization potential from this project can serve as a model for multiple areas experiencing similar impacts along the MS Gulf Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

Project Information

Project Year:	2026
Project Name:	Hall Street Widening
Project Location:	Hall Street between MS Highway 26 and U.S. Highway 49
County:	Stone

Applicant

Name	City of Wiggins
Contact:	Darrell B.
Address 1:	117 North First Street
Address 2:	
City:	WIGGINS
State:	MS
Zip:	39577

Mailing Address

Address 1:	117 North First Street
Address 2:	
City:	WIGGINS
State:	MS
Zip:	39577

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

Project Description/Overview

The City of Wiggins is seeking funding to widen Hall Street from MS Highway 26 to U.S. Highway 49, adding subsurface drainage, lighting, and sidewalks to the corridor. With an estimated 3,500 vehicles per day traveling the corridor in the next 10 years, Hall Street is a major economic corridor for the community. As part of a 2022 survey conducted by the Economic Development Partnership (EDP), more than sixty percent (60%) of job growth in the community was found to have occurred along Hall Street through business expansion and construction from 2017-2021. In 2023, more than \$1M in new development was being established along this corridor. From this data, it is evident that Hall Street is a highly desirable place to do business.

Over the past five years, the city has been working with Federal, state, and local leaders to secure funding for widening Hall Street. The city began these efforts locally, through the funding of a conceptual master plan for the corridor. In 2019, Wiggins secured Restore Act funding which was used, in part, to repair the deteriorating roadway base and overlay the entire corridor. In 2020, the city utilized the remaining Restore Act funding in partnership with the Mississippi Department of Transportation (MDOT) to widen Hall Street at MS Highway 26, providing a left turn lane and signal. While these improvements made a significant impact on the condition of the roadway, the funding fell short of providing the much-needed reduction in traffic congestion, drainage, and pedestrian access.

From study data collected across the United States, converting traditional roads into complete streets can positively impact the safety and economic growth of a corridor. This impact is seen through an increase in safety and the reduction of accidents, improved traffic circulation in and out of local businesses, increased property values, and increased desirability of the properties along the corridor. With more than 150 acres of vacant/undeveloped land adjacent to Hall Street, the growth potential of this corridor is yet to be seen. But to prepare for this growth in a way that will not negatively impact existing businesses, the city needs to begin now. They need to widen the roadway prior to any additional development occurs within the necessary rights-of-way. They need to provide pedestrian access to promote the walkability of the boutique shops and food service providers. If the city waits until the entire roadway frontage is developed, it will be harder to find space for the complete transportation needs of the corridor.

Hall Street has an established retail base, with more than 36 commercial businesses, providing 145 jobs. Within a half-mile walkable radius, there are an estimated 107 businesses. These businesses encompass a wide range of uses including large commercial retail, small commercial retail, restaurant and food service, health and fitness, service, boutiques, small office, small office, industrial, government, utility, and religious. In 2023, a sales tax analysis was conducted for the City of Wiggins. Looking at the retail sales and accommodations and food service sales documented in this study, the City of Wiggins far exceeded the expected sales for their population size. Based on the study, retail trade in the City of Wiggins generates more than four times the anticipated sales and accommodations and food service sales generate more than two times the anticipated sales. This data highlights the City of Wiggins' ability to draw customers from outside their community into local businesses. Utilizing adjusted sales tax figures for just these two sales generators, the benefit-cost analysis was able to provide a positive net present value for this project within three years. This analysis did not consider other types of sales tax revenue generators not studied, nor the potential development of the 150 acres of undeveloped, adjoining property.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

Project Timetable/Milestones

Estimated Start Date: 07/01/2026

Estimated Completion Date: 05/01/2028

Milestones

Upon notifications of award, the City will immediately procure professional services in order to prepare final design drawings, acquire right-of-way, relocate utilities, and complete any necessary permits.

The City of Wiggins has been actively working towards the widening of Hall Street since the 2006 Comprehensive Plan identified it as a need. Since then, the city has been taking small steps to implement the plan. It began in 2011 with a traffic study to determine the existing traffic volume and project future traffic needs. It continued in 2014, with the development of a conceptual plan for a widened Hall Street. The city utilized the conceptual plan to secure funding for and construct a signalized intersection at Hall Street and Mississippi Highway 26 in 2019. As part of the 2019 improvements to Hall Street, the City was able to repair the roadway structure which will lay the ground work for future expansion work.

The steps taken by the City of Wiggins since 2006, have placed them in a prime position to quickly and efficiently design and construct the Hall Street Widening project. Like 2019, the conceptual design will be the springboard for preliminary design phase. The design team will take 45 days to revisit the previously prepared conceptual design to address any changes to the roadway and new developments that have occurred. They will also review existing survey data and collect any new data needed for the project. Once a preliminary design is complete, the City will meet with local businesses, property owners, and utility providers along Hall Street to discuss the project in detail. The city will take the feedback from these meetings to make changes to the preliminary design and provide preliminary estimates of the right-of-way needed from each property owner. Within 90 days of funding notification, the city should have a plan forward to complete design. These up-front conversations will make right-of-way acquisition more efficient and will ensure the project design is not modified excessively. As shown on the attached schedule, the design team will be able to move forward with a final design in tandem with right-of-way acquisition and utility relocation so that the project is ready to bid in June 2027.

Because the proposed improvements are located along an already developed road corridor and because all of the property adjacent to the roadway has been disturbed either through development or in preparation of development, there are not major environmental permit required. An EPA categorical exclusion form has been completed for the project and included as an attachment. Based on this document, the proposed project will not impact any floodplains, wetland, threatened and endangered species habitats, or culturally significant sites. The city will likely need to complete a Notice of Intent for a small construction storm water permit for the Mississippi Department of Environmental Quality (MDEQ) and prepare a storm water pollution prevention plan, but because the proposed disturbance is less than five acres, these documents will not need to be submitted to MDEQ for approval. The project will require an encroachment permit from the Mississippi Department of Transportation (MDOT) to access the right-of-way at West Frontage Road. This permit will take approximately two weeks to acquire and will be filed and approved prior to the completion of the project design.

A list of milestone associated with the proposed project are provided below and are in graph format attached to this application. While the milestones below demonstrate a project of 855 days, by overlapping portions of the design process, the city believes they can complete the project in just over 700 days, or just under two years.

Preliminary Design: 90 days

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

Environmental: 0 days

Right-of-Way & Utility Relocation: 180 days

Final Design: 210 days

Bidding: 45 days

Construction: 300 days

Project Closeout: 30 days

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

Funding Section	
GCRF Funds Requested	\$2,500,000
Total Matching Funds	\$3,000,000
Overall Total Funds	\$5,500,000
Applied For Matching Sources	The City has requested federal transportation funding to assist with the construction of the Hall Street Widening project. In 2024, the City visited Washington, D.C., meeting with local legislators to impress upon them the need for the requested roadway improvements. As a result of these efforts, the city was invited to submit the project for federal funding requests in spring 2024 and again in 2025. The Hall Street Widening project is listed on the community project funding request by local legislators. A copy of the legislator's community project funding requests is included in the application.
Secured Matching Sources	The City is not claiming any secured and used funds for this application.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	72

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	With a growth of sixteen new businesses and eighty-six new jobs between 2017 and 2021 and an additional \$1M in new development in 2023, Hall Street already has a proven track record for economic impact. In addition, the FY2023 City/Town Sales Tax Analysis from the MSU Extension Service, shows retail trade in the City of Wiggins generates more than four times the anticipated retail trade sales and more than two times the anticipated accommodations and food service sales. This shows the City's ability to pull visitors outside of their community into local businesses. Much of this business takes place within a half-mile radius of Hall Street. With 150 acres of undeveloped property adjoining Hall Street, improvements to the corridor will only continue economic growth. Based on data from the 2015 Smart Growth America's study "Safer Streets, Stronger Economies" study, complete street improvement areas generally saw increased employment, new businesses, and an increase in property value.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The long-term economic benefits of the project can be seen when comparing the initial cost of the project, operation and maintenance costs, and the sales tax generated along the corridor. Based on this comparison, the project benefits would exceed the initial cost within the first ten years with a positive net present value and benefit-cost ratio. This analysis is not comprehensive. It does not compare other project benefits found in other communities which are analyzed in the "Safer Streets, Stronger Economies" study. Some of these benefits include reductions in collision and injury costs and increases in employment, property values, and private investments. This economic analysis also does not address the 150 acres of undeveloped property adjoining Hall Street, some of which would likely be developed as part of the ongoing growth along the corridor. This potential development would bring new investments, increase employment and add sales tax revenue to the city.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The City of Wiggins has has past success in securing funding for Hall Street Improvements. In 2019, the City received Restore Act funding which was used to construct a turn lane at MS Highway 26 and repair and overlay Hall Street. The City of Wiggins has continually pursued funding to make the improvements needed to Hall Street. This included a trip to Washington, D.C. to meet with local representatives to secure necessary funding for the project. As a result of these efforts, the Hall Street Widening project has been included in all three of the FY2025 funding requests for the local U.S. Legislators and is supported by our state legislators. The City of Wiggins intends to leverage federal transportation funds for approximately 55% of the funding and is seeking Gulf Coast Restoration Funds for the remaining funding needed to complete the improvements. The City of Wiggins will supplement any additional funding needed through local funds or through additional grants.
5	Supported by multiple government or private sector entities	The Hall Street Widening Project has widespread support within the community and the state. Letters of Support are included from Federal and State leaders to underscore the focus of government leaders on improving local transportation networks. A letter of support is also provided by the Stone County Economic Development Partnership (EDP), which represents more than 100 local businesses. The EDP recognizes the growth potential of the corridor and the impact it makes on our local economy. In addition to the overarching support of the EDP, several local businesses and property owners along Hall Street have also provided individual letters to further emphasize their support of the project. These letters represent a vast array of business types, including health/medical, financial, retail, and commercial developers. As shown in the attached letters of support, there is extensive support for this Hall Street Widening Project.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

6	Can move quickly and efficiently to the design, engineering, and permitting phase	Because of the foresight of community leaders, the City of Wiggins is positioned to move this project forward quickly. With the 2014 conceptual design, the City was able to efficiently utilize 2019 Restore Act funding for the construction of a turn lane and an overlay of Hall Street. This project also provided the city with much of the initial data needed to begin preliminary design. Once preliminary design is complete the city will begin securing right-of-way and permits. As evidenced by the letters of support, almost 40% of the property owners along Hall Street have provided their support for the proposed improvements and are willing to work with the city to provide right-of-way for the project. The city is confident the remaining property owner will cooperate as well. Permitting will take approximately three weeks. Due to the development of the area and the existing road corridor, the only permit to be acquired will be a MDOT encroachment permit on East Frontage Road.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Not only do roadway projects improve quality of life through reduced congestion and accidents, they also improve the business environment of an area. Based on data from the 2015 Smart Growth America's study, most complete street improvement areas saw higher employment and an increase in new developments within the first two years. Therefore, this project will make Hall Street more desirable to new businesses and encourage expansion of existing businesses. Consequently, providing visitors more places to visit, shop, and relax. In addition to roadway improvements, this project will also expand transportation options through the construction of sidewalks. Walkable streets improve health and reduce stress by encouraging activity. Sidewalks will reduce pedestrian-vehicle conflicts, providing a designated place for pedestrian travel and crossings. Lighting will improve overall safety of both pedestrians and vehicles and will improve visibility of the area.

Gulf Coast Restoration Fund Funding Request

Applicant: City of Wiggins

Project Name: Hall Street Widening

13	Infrastructure project for business retention and development	Hall Street has been a desired location for new development over the past five years, with 16 new businesses, 86 new jobs, and another \$1 million in planned investments. The city and community leaders have done an amazing job not only retaining existing customers but also attracting new customers from other areas. Based on the FY2023 City/Town Sales Tax Analysis from the MSU Extension Service, the City of Wiggins far exceeds the anticipated sales for its given population size. This implies that businesses located in the city are pulling a substantial number of customers from surrounding communities. Even with the growth along Hall Street, there remains approximately 150 acres of undeveloped land with direct access. This speaks to the potential for future growth. However, without improvements, the ability to attract customers and new development will exceed the ability of the roadway to provide safe and efficient travel.

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

Project Information

Project Year:	2026
Project Name:	Climb Academy
Project Location:	1526 Mills Ave Gulfport, MS It is our intent to run a Youth and Young Adult program for ages 16-30. This will be based on Education, Advanced Occupational training skills and Leadership and Community service. We are committed to changing the trajectory for at-risk youth and young adults by tackling the root causes of high unemployment, poverty and academic underachievement.
County:	Harrison

Applicant

Name	Climb CDC
Contact:	John W.
Address 1:	1526 Mills Ave
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Mailing Address

Address 1:	1526 Mills Ave
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

Project Description/Overview

The program design allocates at least 50% of participant time to education and HSD preparation. Forty percent to Occupational Skills Training, and 10% to leadership development and community service.

1. Education (50% percent of participant program time)

CLIMB ACADEMY offers two options for the High School Diploma (HSD), both are delivered through an online platform which is nationally accredited by Cognia. Option One, CLIMB ACADEMY offers a self-paced, grade-level-specific curriculum aligned with the State of Mississippi's Academic Standards for core subjects: English, Math, Science, and Social Studies. Option Two, CLIMB ACADEMY offers a workforce track HSD which is based on a lower required number of credits. This track is also nationally accredited by Cognia. Instruction is provided through a blended model that combines standards-based digital curriculum with direct, face-to-face in both options' instruction is provided by qualified advisors. Completion of all required courses will result in participants attaining their High School Diploma (HSD).

To facilitate transitions to post-secondary education and/or advanced occupational skills training, each participant collaborates with staff and mentors, to create a Comprehensive Individual Participant Plan (CIPP). The CIPP addresses key components such as assessment and goal setting, educational counseling and guidance, skill development programs, college and career exploration, financial aid and scholarship assistance, partnerships with educational institutions and employers, job placement services, mentorship and peer support, monitoring, and evaluation, and ensuring accessibility and inclusivity.

Integration of all program components are overseen by Climb's CEO and COO; the Program Manager manages the day-to-day operations of the program. Services will be delivered by an experienced team of education advisors, job skills instructors, life coaches and contractors/consultants.

2. Occupational Skills Training (40% percent of participant program time)

To ensure participation in the career fields of Healthcare, Freight Logistics, Information Technology, Hospitality & Tourism and Emergency Disaster Response Tech, CLIMB ACADEMY will employ strategic recruitment strategies, partnering with high schools, alternative schools, community colleges, community organizations, youth centers, faith-based groups, businesses, and partner organizations. To enhance practical experience, CLIMB ACADEMY will offer up to 80 hours of paid work experience through internships or job shadowing in participants' chosen career tracks. Participants may engage with multiple employers within the 80-hour time limit.

3. Leadership/Community Service (10% percent of participant program time)

At the beginning of each cohort the participants will select a representative from their peers to serve on the Program's Participant Council. These youth and young adults will represent our five career pathways Healthcare, Emergency Disaster Response Tech Hospitality & Tourism, Informational Technology and Freight Logistics. The participant council will provide a voice for the participants to guide the program and positively influence the culture. The council will also focus on and plan activities for community service which will include selecting, organizing, and leading the activities. Depending on the nature of the activity, participants will be encouraged to select activities that integrate and align with their job skills training. For example, community service can consist of the participants in the healthcare track hosting a free health checkup day. They can take vitals free for the community, which can aid in identifying potential healthcare risks and contribute to mitigating those problems. Leadership development will focus on personal growth, personal responsibility, and resiliency. All participants will be included in leadership development activities. Leadership Development will also include a component on financial literacy based on Climb's partnering financial institutions. Financial literacy is a requirement of "ALL" of CLIMB ACADEMY's programs. The financial literacy curriculum will include multiple budget sessions to ensure the participants learn and or improve their ability to meet financial obligations, manage disposable income, and even save money for long-range goals. Staff will receive on-going

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

leadership training by the Executive Team and Professional Mentors, some of these trainings such as: Promoting Self Esteem, Positive Behavioral Intervention, and Supports (PBIS), Safe Schools, Fire Drills, Active Shooter, etc. are included as part of the Climb's Professional Development (PD) program.

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

Project Timetable/Milestones

Estimated Start Date:	02/01/2026
Estimated Completion Date:	02/01/2029
Milestones	
This proposed project will consist of a 4-month planning period, 36 months of active programming, and 6 months of follow-up supportive services. During the planning phase, Climb will establish and maintain community partners and employers that are committed to the development of opportunities for participants in their career exploration and education options. These strategic partnerships will create pathways that link the participants to career opportunities and educational support, helping to meet both individual and industry needs. Upon program completion, all participants will receive 6 months of follow-up, post-program services and support. The youth and young adults we serve often do not pursue traditional college pathways. However, they are far more likely to enroll in workforce development programs like ours, which equip them with industry-recognized skills and credentials that lead directly to employment. These programs offer a faster, more accessible route to economic stability and self-sufficiency, helping to reduce unemployment and strengthen the local workforce. Expected performance measures Placement into Employment/Education by the 2nd Quarter after exit: 150 Participants, 87% (130/150) Placement into Employment or Education in the 4TH Quarter after Exit: 135 participants 90% (135/150) Credential Attainment 128 Participants, 85% (128/150) Effectiveness in Serving Employers 120 Participants, 80% (120/150)	

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

Funding Section	
GCRF Funds Requested	\$2,400,000
Total Matching Funds	\$480,000
Overall Total Funds	\$2,880,000
Applied For Matching Sources	none needed
Secured Matching Sources	The source of matching funds for rent will be provided through an in-kind contribution from Gulfport School District, which is offering the training facility space at no cost or at a significantly reduced rate. This contribution supports our program's operational needs and reflects the school's commitment to workforce development and community engagement. The estimated value of the in-kind rental support will be documented and reported as part of the total match requirement, ensuring compliance with grant guidelines and demonstrating strong local partnership support."
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	12
Increase in Full-Time Employ From Proj	6
Total Full-Time Employment	18
Indirect Jobs Total	4

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Climb CDC's youth workforce development program will significantly enhance the long-term competitiveness of the Mississippi Gulf Coast by cultivating a dependable, skilled labor force aligned with the needs of high-demand industries. By preparing young people for sustainable careers in construction, electrical, and technical trades, the program directly supports private sector job creation and fills critical workforce gaps that can otherwise hinder business growth. As participants enter the workforce, their increased earning potential contributes to the local tax base, while their readiness attracts private sector employers seeking a stable, qualified workforce.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Climb CDC's youth workforce program demonstrates strong long-term economic benefits and regional growth potential, supported by a return-on-investment analysis that measures both direct and indirect impacts. For every dollar invested, the program yields measurable returns through increased employment, higher wages, and reduced reliance on public assistance. Graduates who secure skilled jobs contribute to the local tax base, generate consumer spending, and support housing stability—key drivers of economic development. Additionally, by reducing unemployment among at-risk youth, the program lowers costs associated with social services, criminal justice, and economic disengagement.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Our program is designed with long-term financial sustainability in mind, leveraging a combination of public funding, private partnerships, and in-kind support to ensure continued impact beyond the grant period. We have established clear performance metrics—including participant enrollment and retention rates, industry certification attainment, job placement outcomes, and wage progression tracking—to measure effectiveness and guide continuous improvement. These metrics are reviewed quarterly to inform strategic decisions and demonstrate accountability to funders and stakeholders. By aligning our financial strategy with measurable outcomes, we ensure that the program remains both fiscally responsible and results-driven throughout the duration of the project and beyond

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Our project is structured to actively leverage a diverse mix of funding sources, including private sector investments, local and state agency support, and federal workforce development grants. We are committed to maximizing the impact of each dollar by aligning our efforts with complementary initiatives and funding streams beyond the BP settlement. This includes pursuing partnerships with industry employers, educational institutions, and philanthropic organizations that share our commitment to workforce development. By securing contributions from multiple non-BP sources, we not only enhance the program's financial sustainability but also demonstrate broad-based support and shared responsibility in building a resilient and competitive regional workforce
5	Supported by multiple government or private sector entities	Our project is backed by a broad coalition of support from both government and private sector partners. This includes collaboration with local and state workforce agencies, educational institutions, and industry leaders who provide funding, resources, and expertise. These partnerships enhance the reach and impact of our work readiness training by aligning it with real-time labor market needs and ensuring pathways to employment for participants. The involvement of multiple stakeholders reflects a shared commitment to regional workforce development and reinforces the credibility and sustainability of the project.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Climb CDC has the capacity to move quickly and efficiently into the design, engineering, and permitting phases of the project. With established relationships across local regulatory agencies and a history of managing time-sensitive development efforts, Climb CDC is well-positioned to expedite activities while ensuring compliance with all applicable codes and standards

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Our project contributes to the overall enhancement of quality of life and place by investing in the development of a skilled, local workforce that supports economic vitality across the region. By preparing young people for careers in key industries, we help reduce unemployment, increase household income, and strengthen community stability—all of which are critical to attracting new businesses and retaining existing ones. Additionally, by revitalizing underutilized spaces and partnering with local organizations, the project contributes to safer, more vibrant neighborhoods that appeal to residents and visitors alike. These improvements directly support tourism and recreational growth by fostering a more welcoming, economically resilient region that invites investment, leisure, and long-term engagement
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Climb CDC's youth program plays a strategic role in expanding the region's ability to attract and sustain high-growth industries by developing a pipeline of skilled, work-ready talent tailored to evolving market demands. Through industry-aligned training in construction, electrical, and emerging technical fields, the program addresses critical workforce shortages that often deter business investment. By equipping young people with nationally recognized certifications such as NCCER and OSHA, Climb ensures that local employers—and those considering relocation to the region—have access to a qualified labor pool. This readiness positions the Mississippi Gulf Coast as a competitive destination for industries such as advanced manufacturing, clean energy, infrastructure development, and technology services

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Climb CDC's youth program is strategically positioned to leverage and enhance the Mississippi Gulf Coast's key regional assets. Through partnerships with local educational institutions, we align our training with industry-relevant curricula and certification standards, creating clear pathways from education to employment. Our proximity to critical infrastructure—including the Port of Gulfport, Gulfport-Biloxi International Airport, and regional rail lines—allows us to prepare participants for careers in logistics, maritime operations, and transportation. Additionally, our program supports workforce readiness for military-connected industries by aligning with the needs of nearby military bases such as Keesler Air Force Base and the Naval Construction Battalion Center. By building talent that complements and strengthens these regional anchors, Climb CDC enhances the Gulf Coast's capacity to attract investment, drive innovation, and support long-term economic growth.
10	Transformational for the future of the region but creates a wider regional impact	Climb CDC's youth program represents a transformational investment in the future of the Mississippi Gulf Coast by fundamentally reshaping workforce development and economic opportunity for young people. By equipping participants with in-demand skills and certifications, the program not only addresses immediate employment needs but also builds a foundation for sustained regional prosperity. Its impact extends beyond the Gulf Coast, serving as a replicable model that can influence workforce initiatives across neighboring counties and states. This wider regional effect helps foster economic resilience, encourages cross-jurisdictional collaboration, and attracts broader investment, ultimately benefiting a larger ecosystem of communities and industries
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Climb CDC's youth program strengthens the targeted construction and skilled trades industry cluster on the Mississippi Gulf Coast by developing a highly trained workforce equipped with industry-recognized certifications and hands-on experience. By integrating best practices, innovative training methods, and strong employer partnerships, the program serves as a Center of Excellence that is uniquely tailored to the region's economic strengths and labor market needs. This specialized focus not only elevates workforce quality but also attracts new businesses and investment, positioning the Gulf Coast as a hub for skilled trades and construction excellence in the southeastern United States.

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Climb CDC will measure program outcomes and return on investment (ROI) using a set of clear, quantifiable performance metrics tracked throughout the duration of the project. Key outcomes will include the number of youth enrolled, completion rates, attainment of industry-recognized credentials (e.g., NCCER, OSHA), job placement within 90 days of completion, and employment retention at 6 and 12 months. ROI will be assessed through increased participant earning potential, contributions to the local tax base, and reductions in public assistance dependency. Additional indicators—such as employer satisfaction, post-secondary transitions, and participant wage progression will help demonstrate the program's broader economic value. Regular reporting and third-party evaluation will ensure transparency and provide stakeholders with data-driven evidence of both short-term impact and long-term financial return."

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

Project Information

Project Year:	2026
Project Name:	Climb Academy Harrison
Project Location:	1526 Mills Ave Gulfport, MS It is our intent to run a Youth and Young Adult program for ages 16-30. This will be based on Education, Advanced Occupational training skills and Leadership and Community service. We are committed to changing the trajectory for at-risk youth and young adults by tackling the root causes of high unemployment, poverty and academic underachievement.
County:	Harrison

Applicant

Name	Climb CDC
Contact:	John W.
Address 1:	1526 Mills Ave
Address 2:	1526 Mills Ave
City:	GULFPORT
State:	MS
Zip:	39501

Mailing Address

Address 1:	1526 Mills Ave
Address 2:	1526 Mills Ave
City:	GULFPORT
State:	MS
Zip:	39501

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

Project Description/Overview

The program design allocates at least 50% of participant time to education and HSD preparation. Forty percent to Occupational Skills Training, and 10% to leadership development and community service.

1. Education (50% percent of participant program time)

CLIMB ACADEMY offers two options for the High School Diploma (HSD), both are delivered through an online platform which is nationally accredited by Cognia. Option One, CLIMB ACADEMY offers a self-paced, grade-level-specific curriculum aligned with the State of Mississippi's Academic Standards for core subjects: English, Math, Science, and Social Studies. Option Two, CLIMB ACADEMY offers a workforce track HSD which is based on a lower required number of credits. This track is also nationally accredited by Cognia. Instruction is provided through a blended model that combines standards-based digital curriculum with direct, face-to-face in both options' instruction is provided by qualified advisors. Completion of all required courses will result in participants attaining their High School Diploma (HSD).

To facilitate transitions to post-secondary education and/or advanced occupational skills training, each participant collaborates with staff and mentors, to create a Comprehensive Individual Participant Plan (CIPP). The CIPP addresses key components such as assessment and goal setting, educational counseling and guidance, skill development programs, college and career exploration, financial aid and scholarship assistance, partnerships with educational institutions and employers, job placement services, mentorship and peer support, monitoring, and evaluation, and ensuring accessibility and inclusivity.

Integration of all program components are overseen by Climb's CEO and COO; the Program Manager manages the day-to-day operations of the program. Services will be delivered by an experienced team of education advisors, job skills instructors, life coaches and contractors/consultants.

2. Occupational Skills Training (40% percent of participant program time)

To ensure participation in the career fields of Healthcare, Freight Logistics, Information Technology, Hospitality & Tourism and Emergency Disaster Response Tech, CLIMB ACADEMY will employ strategic recruitment strategies, partnering with high schools, alternative schools, community colleges, community organizations, youth centers, faith-based groups, businesses, and partner organizations. To enhance practical experience, CLIMB ACADEMY will offer up to 80 hours of paid work experience through internships or job shadowing in participants' chosen career tracks. Participants may engage with multiple employers within the 80-hour time limit.

3. Leadership/Community Service (10% percent of participant program time)

At the beginning of each cohort the participants will select a representative from their peers to serve on the Program's Participant Council. These youth and young adults will represent our five career pathways Healthcare, Emergency Disaster Response Tech Hospitality & Tourism, Informational Technology and Freight Logistics. The participant council will provide a voice for the participants to guide the program and positively influence the culture. The council will also focus on and plan activities for community service which will include selecting, organizing, and leading the activities. Depending on the nature of the activity, participants will be encouraged to select activities that integrate and align with their job skills training. For example, community service can consist of the participants in the healthcare track hosting a free health checkup day. They can take vitals free for the community, which can aid in identifying potential healthcare risks and contribute to mitigating those problems. Leadership development will focus on personal growth, personal responsibility, and resiliency. All participants will be included in leadership development activities. Leadership Development will also include a component on financial literacy based on Climb's partnering financial institutions. Financial literacy is a requirement of "ALL" of CLIMB ACADEMY's programs. The financial literacy curriculum will include multiple budget sessions to ensure the participants learn and or improve their ability to meet financial obligations, manage disposable income, and even save money for long-range goals. Staff will receive on-going

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

leadership training by the Executive Team and Professional Mentors, some of these trainings such as: Promoting Self Esteem, Positive Behavioral Intervention, and Supports (PBIS), Safe Schools, Fire Drills, Active Shooter, etc. are included as part of the Climb's Professional Development (PD) program.

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

Project Timetable/Milestones

Estimated Start Date:	02/01/2026
Estimated Completion Date:	02/01/2029
Milestones	
This proposed project will consist of a 4-month planning period, 36 months of active programming, and 6 months of follow-up support services. During the planning phase, Climb will establish and maintain community partners and employers that are committed to the development of opportunities for participants in their career exploration and education options. These strategic partnerships will create pathways that link young people to career opportunities and educational support, helping to meet both individual and industry needs. Upon program completion, all participants will receive 6 months of follow-up, post-program services and support. Expected performance measures Placement into Employment/Education by the 2nd Quarter after exit: 250 Participants, 92% (230/250) Placement into Employment or Education in the 4TH Quarter after Exit: 235 participants 94% (235/250) Credential Attainment 228 Participants, 80% (200/250)	

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

Funding Section	
GCRF Funds Requested	\$4,800,000
Total Matching Funds	\$960,000
Overall Total Funds	\$5,760,000
Applied For Matching Sources	None
Secured Matching Sources	The source of matching funds for rent will be provided through an in-kind contribution from Gulfport School District, which is offering the training facility space at no cost or at a significantly reduced rate. This contribution supports our program's operational needs and reflects the school's commitment to workforce development and community engagement. The estimated value of the in-kind rental support will be documented and reported as part of the total match requirement, ensuring compliance with grant guidelines and demonstrating strong local partnership support."
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	1
Description of all phases	This proposed project will consist of a 2-month planning period, 36 months of active programming, and 6 months of follow-up supportive services. The amount requested will cover all 3 years.
Current Full-Time Employment	12
Increase in Full-Time Employ From Proj	6
Total Full-Time Employment	18
Indirect Jobs Total	8

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Climb CDC's youth workforce development program will significantly enhance the long-term competitiveness of the Mississippi Gulf Coast by cultivating a dependable, skilled labor force aligned with the needs of high-demand industries. By preparing young people for sustainable careers in construction, electrical, and technical trades, the program directly supports private sector job creation and fills critical workforce gaps that can otherwise hinder business growth. As participants enter the workforce, their increased earning potential contributes to the local tax base, while their readiness attracts private sector employers seeking a stable, qualified workforce.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Climb CDC's youth workforce program demonstrates strong long-term economic benefits and regional growth potential, supported by a return-on-investment analysis that measures both direct and indirect impacts. For every dollar invested, the program yields measurable returns through increased employment, higher wages, and reduced reliance on public assistance. Graduates who secure skilled jobs contribute to the local tax base, generate consumer spending, and support housing stability—key drivers of economic development. Additionally, by reducing unemployment among at-risk youth, the program lowers costs associated with social services, criminal justice, and economic disengagement.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Our program is designed with long-term financial sustainability in mind, leveraging a combination of public funding, private partnerships, and in-kind support to ensure continued impact beyond the grant period. We have established clear performance metrics—including participant enrollment and retention rates, industry certification attainment, job placement outcomes, and wage progression tracking—to measure effectiveness and guide continuous improvement. These metrics are reviewed quarterly to inform strategic decisions and demonstrate accountability to funders and stakeholders. By aligning our financial strategy with measurable outcomes, we ensure that the program remains both fiscally responsible and results-driven throughout the duration of the project and beyond

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Our project is structured to actively leverage a diverse mix of funding sources, including private sector investments, local and state agency support, and federal workforce development grants. We are committed to maximizing the impact of each dollar by aligning our efforts with complementary initiatives and funding streams beyond the BP settlement. This includes pursuing partnerships with industry employers, educational institutions, and philanthropic organizations that share our commitment to workforce development. By securing contributions from multiple non-BP sources, we not only enhance the program's financial sustainability but also demonstrate broad-based support and shared responsibility in building a resilient and competitive regional workforce
5	Supported by multiple government or private sector entities	Our project is backed by a broad coalition of support from both government and private sector partners. This includes collaboration with local and state workforce agencies, educational institutions, and industry leaders who provide funding, resources, and expertise. These partnerships enhance the reach and impact of our work readiness training by aligning it with real-time labor market needs and ensuring pathways to employment for participants. The involvement of multiple stakeholders reflects a shared commitment to regional workforce development and reinforces the credibility and sustainability of the project.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Climb CDC has the capacity to move quickly and efficiently into the design, engineering, and permitting phases of the project. With established relationships across local regulatory agencies and a history of managing time-sensitive development efforts, Climb CDC is well-positioned to expedite activities while ensuring compliance with all applicable codes and standards

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Our project contributes to the overall enhancement of quality of life and place by investing in the development of a skilled, local workforce that supports economic vitality across the region. By preparing young people for careers in key industries, we help reduce unemployment, increase household income, and strengthen community stability—all of which are critical to attracting new businesses and retaining existing ones. Additionally, by revitalizing underutilized spaces and partnering with local organizations, the project contributes to safer, more vibrant neighborhoods that appeal to residents and visitors alike. These improvements directly support tourism and recreational growth by fostering a more welcoming, economically resilient region that invites investment, leisure, and long-term engagement
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Climb CDC's youth program plays a strategic role in expanding the region's ability to attract and sustain high-growth industries by developing a pipeline of skilled, work-ready talent tailored to evolving market demands. Through industry-aligned training in construction, electrical, and emerging technical fields, the program addresses critical workforce shortages that often deter business investment. By equipping young people with nationally recognized certifications such as NCCER and OSHA, Climb ensures that local employers—and those considering relocation to the region—have access to a qualified labor pool. This readiness positions the Mississippi Gulf Coast as a competitive destination for industries such as advanced manufacturing, clean energy, infrastructure development, and technology services

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Climb CDC's youth program is strategically positioned to leverage and enhance the Mississippi Gulf Coast's key regional assets. Through partnerships with local educational institutions, we align our training with industry-relevant curricula and certification standards, creating clear pathways from education to employment. Our proximity to critical infrastructure—including the Port of Gulfport, Gulfport-Biloxi International Airport, and regional rail lines—allows us to prepare participants for careers in logistics, maritime operations, and transportation. Additionally, our program supports workforce readiness for military-connected industries by aligning with the needs of nearby military bases such as Keesler Air Force Base and the Naval Construction Battalion Center. By building talent that complements and strengthens these regional anchors, Climb CDC enhances the Gulf Coast's capacity to attract investment, drive innovation, and support long-term economic growth.
10	Transformational for the future of the region but creates a wider regional impact	Climb CDC's youth program represents a transformational investment in the future of the Mississippi Gulf Coast by fundamentally reshaping workforce development and economic opportunity for young people. By equipping participants with in-demand skills and certifications, the program not only addresses immediate employment needs but also builds a foundation for sustained regional prosperity. Its impact extends beyond the Gulf Coast, serving as a replicable model that can influence workforce initiatives across neighboring counties and states. This wider regional effect helps foster economic resilience, encourages cross-jurisdictional collaboration, and attracts broader investment, ultimately benefiting a larger ecosystem of communities and industries
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Climb CDC's youth program strengthens the targeted construction and skilled trades industry cluster on the Mississippi Gulf Coast by developing a highly trained workforce equipped with industry-recognized certifications and hands-on experience. By integrating best practices, innovative training methods, and strong employer partnerships, the program serves as a Center of Excellence that is uniquely tailored to the region's economic strengths and labor market needs. This specialized focus not only elevates workforce quality but also attracts new businesses and investment, positioning the Gulf Coast as a hub for skilled trades and construction excellence in the southeastern United States.

Gulf Coast Restoration Fund Funding Request

Applicant: Climb CDC

Project Name: Climb Academy Harrison

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Climb CDC will measure program outcomes and return on investment (ROI) using a set of clear, quantifiable performance metrics tracked throughout the duration of the project. Key outcomes will include the number of youth enrolled, completion rates, attainment of industry-recognized credentials (e.g., NCCER, OSHA), job placement within 90 days of completion, and employment retention at 6 and 12 months. ROI will be assessed through increased participant earning potential, contributions to the local tax base, and reductions in public assistance dependency. Additional indicators—such as employer satisfaction, post-secondary transitions, and participant wage progression will help demonstrate the program's broader economic value. Regular reporting and third-party evaluation will ensure transparency and provide stakeholders with data-driven evidence of both short-term impact and long-term financial return."

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

Project Information

Project Year:	2026
Project Name:	Copper Llama Distillery
Project Location:	187 Bohn Street Biloxi, Mississippi 39530
County:	Harrison

Applicant

Name	Copper Llama, LLC
Contact:	Joe C.
Address 1:	1011 Iberville Drive
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Mailing Address

Address 1:	1011 Iberville Drive
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

Project Description/Overview

COPPER LLAMA DISTILLING: DRIVING ECONOMIC GROWTH AND COMMUNITY DEVELOPMENT IN BILOXI

Economic Development:

Copper Llama Distilling, with its state-of-the-art distillery, tasting room and entertainment space, is positioned to create numerous jobs, both during the renovation phase and in ongoing operations. These positions will offer good wages in a very underrepresented industry in Mississippi (Mississippi currently has fewer distilleries than any other state). Furthermore, the revitalization of a previously dilapidated property will expand the local tax base and attract additional private capital for future projects.

The distillery will increase the marketability of the area as an entertainment site, given its transformation into a multi-functional space that includes production, retail, and entertainment elements—further demonstrating an innovative approach to integrating manufacturing and service/entertainment sectors.

Tourism:

The distillery's location in the heart of the proposed How Hop Linear Park project makes it a significant new attraction with the potential to draw new visitors. The planned tasting room and entertainment space will not only attract tourists but also encourage them to extend their stay to fully experience the range of activities available. Our proximity to the historic downtown Biloxi, Shucker's baseball stadium, and Fly Llama Brewing further enhances the appeal of the district.

Strategic Infrastructure:

This project involves the crucial redevelopment of a historical building and its surrounding infrastructure, which aligns with Biloxi's vision for downtown revitalization. The distillery will require upgrades to existing utilities and may necessitate improvements in transportation infrastructure to accommodate increased visitor traffic. These enhancements, pursued with endorsement and assistance from Main Street Biloxi and the City of Biloxi, will lay the groundwork for further commercial development in the area.

Community Development:

Copper Llama Distilling and the larger How Hop Linear Park project embody the drive towards creating a livable and walkable downtown. The project includes greenways, blueways, and trails, which will offer new recreational opportunities to both residents and visitors.

The distillery's location at the heart of the entertainment district can significantly enhance the quality of life for residents, providing a community-focused space for socializing and events. Evidence-based research has shown that such revitalization efforts, especially when connected to communal spaces like parks and recreation areas, positively impact community wellbeing.

Conclusion:

Through the redevelopment of a neglected property into a thriving distillery and entertainment space, Copper Llama

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

Distilling presents a clear and achievable roadmap to significant economic and community benefits. The project aligns seamlessly with the goals of enhancing economic development, promoting tourism, building strategic infrastructure, and fostering community development in the heart of Biloxi.

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

Project Timetable/Milestones

Estimated Start Date:	11/01/2025

Estimated Completion Date:	10/31/2026

Milestones

November 2025 - January 2026 Finalize planning of the overall development and project design and engineering

Finalize plan review and budget pricing

February 2026 Finalize plan review and budget pricing

March 2026 Secure city planning and zoning approvals

March/April 2026 Construction Start (90 days)

June/July 2026 Furnishings, Fixtures & Equipment

August 2026 Planned Opening

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

Funding Section	
GCRF Funds Requested	\$350,000
Total Matching Funds	\$1,385,000
Overall Total Funds	\$1,735,000
Applied For Matching Sources	Property acquisition has occurred and debt is in place under affiliated company that will transfer/sell property to applicant upon GCRF funding.
Secured Matching Sources	Private funding from Investors and Principals.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	11
Total Full-Time Employment	12
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Long term economic benefit and growth potential. Improving quality of life via expanding the tourism, development, and unique manufacturing footprint in downtown Biloxi are key deliverables of this project. This development site is in the downtown growth corridor for the City of Biloxi as evidenced by the public investment in the Shuckers stadium, Vieux Marche, and the Saenger Theater. Biloxi Main Street and the City of Biloxi are very motivated to revitalize this area as evidenced by the larger How Hop Linear Park project. By developing this property, this proposal opens the door to many other developable, connected properties to downtown. Impact on tax base. Until the development team purchased this property, it was a vacant, blighted building on Bohn Avenue. Converting this property from an unusable property located in a prime retail / commercial greatly expands the tax base from a property, income and sales tax perspective.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Since Hurricane Katrina, the City of Biloxi has desired to cause the redevelopment of blighted properties and the creation of more downtown development and non-gaming hospitality assets. This development addresses both of those issues. Please find attached the market analysis and team.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Private sector job creation. During construction, this development will create approximately 50 construction related jobs. Upon opening, it is anticipated that the development will contribute to approximately 10 to 12 full and part time service industry jobs and 2 full time managerial jobs. These jobs do not take into account the economic and job creation impact that will happen after this site is developed and other projects are built around it. Private sector investment. As shown in the budget, the proposed development will leverage approximately \$1.735MM in private sector capital investment on the development site, representing over a 5 to 1 investment leverage ratio for the GCRF Funds. This does not include the operating revenue and annual payrolls that will be significant.

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Please see attached the project budget that shows 77% of the project cost paid by private sources. The GCRF grant request leverages over 5 to 1 private investment.
5	Supported by multiple government or private sector entities	Please see attached letters of support.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The property is owned by certain members of the development team and is properly zoned for this use. Members of the development team own the craft brewery across the street from the proposed development. This connectivity is of significant importance for marketing and will enable the project to renovate rapidly.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Improving quality of life via expanding the tourism, development, and unique manufacturing footprint in downtown Biloxi are key deliverables of this project. Since Hurricane Katrina, the City of Biloxi has desired to cause the redevelopment of blighted properties and the creation of more downtown development and non-gaming hospitality assets. This distillery, when connected to the adjacent craft brewery, directly contributes enhanced quality of life and place for our region.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Mississippi Gulf Coast is ripe for attracting high-growth industries, such as the technology sector. However, one of the holdbacks in attracting these industries is the lack of places with high quality of life with things to do. Biloxi, with its robust gaming experiences, its growing downtown, its school system and overall nice safe environment exists as one of those places that can attract those industries. This development and the future economic impact it opens up certainly expands our region's ability to attract such industries. Mississippi also has the lowest number of distilleries in the country, and this project would expand this fast growing market to the state.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Adding a distillery with event space to downtown Biloxi will enhance the airport by attracting new visitors and the increased property taxes the development generates will contribute to better funding for the Biloxi School District. With its location close to Keesler AFB, it will provide another off-base entertainment option for the service members to enjoy downtown Biloxi.

Gulf Coast Restoration Fund Funding Request

Applicant: Copper Llama, LLC

Project Name: Copper Llama Distillery

10	Transformational for the future of the region but creates a wider regional impact	The geographic location and population of Biloxi makes it challenging to create a development of regional impact. However, if you look at the downtown as a region, this development stands to create major impact on the downtown Biloxi area, which will create broader regional impact to the City as a whole.
11	Enhances the marketability of existing industrial properties	This development site, when taken in aggregate with the adjacent brewery in downtown Biloxi, owned by the development team, creates an inviting, quality of life place to for existing industry to bring headhunters and prospective industrial investors. As the downtowns along the Mississippi Gulf Coast grow, these gains in quality of life contribute directly to a better workforce.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Since Hurricane Katrina, the City of Biloxi has desired to develop downtown assets with events space. This development enhances the tourism industry and the downtown area in the city. See attached.
13	Infrastructure project for business retention and development	Since Hurricane Katrina, the City of Biloxi has desired to cause the redevelopment of blighted properties and the creation of more downtown development and non-gaming hospitality assets. This development addresses both of those issues.
14	Enhances research and innovative technologies in the region	Since Hurricane Katrina, the City of Biloxi has desired to develop downtown assets with events space. This development enhances the tourism industry and the downtown area in the city.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Since Hurricane Katrina, the City of Biloxi has desired to cause the redevelopment of blighted properties and the creation of more downtown development and non-gaming hospitality assets. This development addresses both of those issues.

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

Project Information

Project Year:	2026
Project Name:	Sewer Improvements Basins No. 13, 16 & 17
Project Location:	This project includes 3 sewer basins that cover Manoo St., Diamondhead Dr. East, Maili Way, Hanalei Circle, Kalalau Pl., Hanalei Circle, Hapona Pl., Ewa Ct., Ewa Pl., Lanai Pl., Hilo Way, Maui Pl., Laie Ct., Aila St.
County:	Hancock

Applicant

Name	Diamondhead Water and Sewer District
Contact:	David C.
Address 1:	4425 Park Ten Drive
Address 2:	
City:	DIAMONDHEAD
State:	MS
Zip:	39525

Mailing Address

Address 1:	4425 Park Ten Drive
Address 2:	
City:	DIAMONDHEAD
State:	MS
Zip:	39525

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

Project Description/Overview

This project involves the rehabilitation and repair of approximately six miles of deteriorated sewer mains and associated service lines within Sewer Basins 13, 16, and 17. Approximately 4.5 miles will be rehabilitated using Cured-in-Place Pipe (CIPP) lining, a trenchless method completed from manhole to manhole, minimizing surface disruption. The remaining 1.5 miles, where pipe conditions are too degraded for lining, will require full pipe replacement. Additional work includes the replacement of 36 manholes, interior lining of 41 manholes, and replacement of approximately 1,500 linear feet of force main.

The existing system experiences severe inflow and infiltration (I&I), leading to sewer surcharges and overflows. These conditions result in raw sewage backing up into homes, yards, roads, and ditches—posing serious public health and environmental risks.

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

Project Timetable/Milestones

Estimated Start Date:	05/16/2022
Estimated Completion Date:	04/05/2024
Milestones	
5/16/2022 - Notice to Proceed 5/16/2022 - CCTV Evaluation of Sewer Mains 7/18/2022- Installation of Gravity Sewer and Manholes 8/29/2022 - CCTV Evaluation of Sewer Laterals 9/15/2022 - Sewer Point Repairs 10/31/2022 - CIPP of Sewer Mains 3/6/2023 - CIPP of Sewer Laterals 5/29/2023 - Installation of Force Main 7/10/2023 - Restoration of Roads, Drives, Fences, Etc. 11/16/2023 - Milling and Paving 1/12/2024 - Substantial Completion 1/15/2024 - Punch List 4/5/2024- Final Completion	

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

Funding Section	
GCRF Funds Requested	\$5,316,776
Total Matching Funds	\$1,329,193
Overall Total Funds	\$6,645,969
Applied For Matching Sources	Special Obligation Bonds, Series 2021-B secured in August, 2021. GOMESA \$831,600 MOU executed 8/9/2021. The \$831,600 funds received, were spent as of July, 2022 and have been reimbursed.
Secured Matching Sources	Special Obligation Bonds, Series 2021-B secured in August, 2021. GOMESA \$831,600 MOU executed 8/9/2021. The \$831,600 funds received, were spent as of July, 2022 and have been reimbursed.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Addressing severe inflow and infiltration (I&I) issues is essential to maintaining public health, protecting property values, and supporting long-term economic competitiveness. Current system failures result in raw sewage overflows into homes, yards, roads, and ditches—posing serious health and environmental risks. This project rehabilitates six miles of sewer mains, including 4.5 miles of CIPP lining and 1.5 miles of full pipe replacement, ensuring long-term system reliability. A stable sewer system supports community growth by preventing contamination, reducing emergency repairs, and encouraging private investment. These improvements help maintain Diamondhead’s appeal to residents and businesses, fostering a healthier environment and sustainable economic development. See the attachments “EPA Sanitary Sewer Overflows (SSO)” and “Urban Institute Connecting Wastewater Infrastructure and Rural Economic Dev.”
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Significant inflow and infiltration (I&I) issues currently cause sewer overflows, releasing raw sewage into homes, yards, roads, and ditches—resulting in high costs for emergency response, property damage, and public health risks. This project addresses these problems through targeted pipe replacement and CIPP lining, a cost-effective method that minimizes excavation, reduces labor and equipment needs, and extends pipe life. Compared to the recurring costs of managing overflows, these proactive improvements offer substantial long-term savings. The project reduces operational expenses, limits damage to private property, and safeguards public health—strengthening the region’s financial stability and growth potential. See attachments: “Portland.gov Cured-in-Place-Pipe Lining (CIPP)” and “Midwest Remediation: How Bad Is Sewage Overflow for Properties and the Environment?”

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Improvements to the sewer collection systems in these three areas of Diamondhead directly address significant inflow and infiltration (I&I) issues within aging infrastructure. The planned rehabilitation and replacement efforts will result in immediate environmental benefits and long-term positive impacts for both residents and visitors. Additionally, a recently developed Sewer Model provides the District with a valuable planning tool to assess current system performance and evaluate capacity needs to support existing demands and future growth in the region.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The improvements to the sewer collection systems in three areas of Diamondhead directly addressed the inflow and infiltration (I&I) issues associated with aging infrastructure. Rehabilitation and replacement efforts provided immediate environmental benefits and enhanced system reliability, resulting in long-term positive impacts for residents and visitors alike. A recently developed Sewer Model equipped the District with the ability to analyze system performance and capacity in real time, ensuring the infrastructure can meet current demands and support future growth in the region.
5	Supported by multiple government or private sector entities	See letter of support in attachments.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	All design engineering, public bidding, and construction work has been completed.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Sewer overflows pose serious health hazards, creating unsanitary conditions, unpleasant odors, and increasing the risk of waterborne diseases—greatly diminishing quality of life. This project will eliminate those overflows, significantly improving public health, sanitation, and the livability of the community. For Diamondhead, where natural amenities contribute to both resident well-being and tourism potential, preventing sewage contamination is essential. Protecting waterways and recreational areas helps maintain the community's appeal and environmental integrity. See the attachment titled "EPA Sanitary Sewer Overflows (SSOs)" for further context.

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	A recently developed Sewer Model enables the District to assess system capacity and performance in real time, ensuring the infrastructure can support both current needs and future growth. By identifying and addressing critical deficiencies, targeted replacements and improvements will enhance system reliability—an essential factor for attracting and sustaining high-growth industries. Modern, well-planned utility infrastructure increases the region's competitiveness by providing the foundational services necessary for industrial development and long-term economic expansion.
10	Transformational for the future of the region but creates a wider regional impact	This project, by tackling long-standing and widespread I&I issues across three significant sewer basins, is transformational for the affected areas and sets a precedent for sustainable infrastructure management within the entire District. The use of CIPP lining for a substantial portion of the rehabilitation signifies the adoption of modern, less disruptive, and more durable solutions that extend the lifespan of infrastructure for decades. Preventing the release of raw sewage into local environments benefits not only Diamondhead but also downstream communities and ecosystems by safeguarding water quality in interconnected waterways, thus creating a wider regional environmental and public health impact See attachment "Geosynthetics Magazine The importance of CIPP and its benefits".
11	Enhances the marketability of existing industrial properties	A recently developed Sewer Model allows the District to assess the capacity and performance of the sewer collection system, ensuring it can meet both current and future demands. Targeted infrastructure improvements identified through this model are critical to supporting reliable utility services—an essential factor for industrial site readiness. By ensuring adequate sewer capacity and system reliability, the project enhances the marketability of existing industrial properties and strengthens the region's ability to support new investment and development.

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Sewer Improvements Basins No. 13, 16 & 17

13	Infrastructure project for business retention and development	A reliable and functional sewer system is a non-negotiable requirement for any business to operate successfully. Current sewer overflows and I&I problems present significant operational risks and liabilities for commercial establishments, from restaurants and hotels to retail and residential developments. These issues can lead to business interruptions, regulatory fines, and a negative public image, discouraging both business retention and new development. By proactively rehabilitating and repairing the sewer mains and services, the project ensures consistent and sanitary wastewater management, providing essential support for existing businesses and creating a more stable and attractive environment for future commercial investment and development within Diamondhead. See attachment Urban Institute Connecting Wastewater Infrastructure and Rural Economic Development" for further context.

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Water System Rehabilitation Phase III

Project Information

Project Year:	2026
Project Name:	Water System Rehabilitation Phase III
Project Location:	Hilo Way, Alawai Avenue, Diamondhead Drive East, and adjacent side streets in Diamondhead, Mississippi
County:	Hancock

Applicant

Name	Diamondhead Water and Sewer District
Contact:	David C.
Address 1:	4425 Park Ten Drive
Address 2:	
City:	DIAMONDHEAD
State:	MS
Zip:	39525

Mailing Address

Address 1:	4425 Park Ten Drive
Address 2:	
City:	DIAMONDHEAD
State:	MS
Zip:	39525

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Water System Rehabilitation Phase III

Project Description/Overview

The Phase III Water Rehabilitation Project will replace aging water infrastructure along Hilo Way, Alawai Avenue, Diamondhead Drive East, and adjacent side streets in Diamondhead, Mississippi. Much of the existing pipe is 40–50 years old and no longer meets current service standards. This project will address critical deficiencies in water pressure and fire flow by upsizing existing 6-inch mains to 8-inch mains and installing new service laterals to all residences within the project area. The project is based on the findings of the June 2020 Water Distribution Study, which evaluated the entire system and identified priority areas for improvement to ensure long-term reliability, safety, and service capacity.

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Water System Rehabilitation Phase III

Project Timetable/Milestones

Estimated Start Date:	04/14/2022
Estimated Completion Date:	08/23/2023
Milestones	
6/14/2022 - Notice to Proceed 8/29/2022 - Installation of HDD 8/30/2022 - Installation of Open Cut Water Mains 1/16/2023 - Installation of 6" Line Extension off 8" Main 4/10/2023 - Installation of Fire Hydrants, Valves, Fittings and Service Connections 5/22/2023 - Testing of System 6/15/2023 - Disinfection of New System 7/11/2023 - Final Connections and Re-Setting of Fire Hydrants 8/8/2023 - Grassing, Seeding, Sodding, and Pavement Repairs 8/22/2023 - Substantial Completion 8/23/2023 - Project Close Out	

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Water System Rehabilitation Phase III

Funding Section	
GCRF Funds Requested	\$2,798,299
Total Matching Funds	\$699,574
Overall Total Funds	\$3,497,873
Applied For Matching Sources	N/A
Secured Matching Sources	Special Obligation Bonds, Series 2021-B, secured August 2021
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Water System Rehabilitation Phase III

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	7
Which Phase Is This	3
Description of all phases	Phase I of the water rehabilitation project involved the design and construction of a new elevated storage tank. Phases II through V focus on upsizing existing 6" mains to 8" and 10" pipes and installing new service laterals to all residences within each project area. Phase VI targets the commercial district, upgrading 6" mains to 8", 10", and 12" pipes to support increased demand. Phase VII connects existing dead-end water mains to the broader distribution system to improve fire flow, pressure, and water quality through better circulation. While part of a long-term system improvement plan, each phase is an independent, stand-alone project that addresses specific deficiencies in a defined area.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	1

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Water System Rehabilitation Phase III

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project replaces 40–50-year-old water pipes and upsizes mains from 6" to 8" along Hilo Way, Alawai Avenue, and Diamondhead Drive East, ensuring a reliable and efficient water supply. Modern infrastructure supports existing businesses, prevents costly service disruptions, and attracts private investment—contributing to a stronger local economy and tax base. Guided by the June 2020 Water Distribution Study, the project reflects a strategic, long-term approach to infrastructure planning. Reliable utilities are essential to regional competitiveness and help create a stable environment for sustained economic growth and job creation. See the attachment: Houston.org, Why Water Infrastructure is Key to Economic Growth and Competitiveness .
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The project's objective to address "necessary deficiencies in fire flow and pressure" offers substantial long-term economic benefits by reducing the risk of property damage from fires and lowering associated insurance costs for both residents and businesses. Proactive replacement of aging infrastructure, as identified by the 2020 Water Distribution Study, prevents expensive emergency repairs and widespread system failures, which can have significant economic consequences. While a specific financial analysis for Phase III is not detailed, the investment in modernizing water mains and service laterals is a preventative measure that minimizes future operational costs and liabilities, ensuring the long-term viability and growth potential of the region's water system.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Diamondhead Water and Sewer District is committing \$3.5 million to upgrade a portion of its aging water system as part of a phased, long-term capital improvement plan. Bonds issued in 2021 funded the initial stages of these improvements, demonstrating a proactive financial strategy. Continued investment is necessary to complete system-wide rehabilitation and ensure long-term sustainability. Infrastructure performance will be measured by the system's ability to consistently provide safe, reliable drinking water and meet pressure and fire flow standards. These clear, outcome-based metrics guide project implementation and ensure the long-term viability of the water system for current and future community needs.

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Water System Rehabilitation Phase III

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Recent national events, such as in Flint and Jackson, have underscored the critical importance of investing in safe drinking water infrastructure—not only for community growth but for protecting public health. The Diamondhead Water and Sewer District recognizes this need and has already leveraged local resources, including bond funding secured in 2021, to initiate system improvements. Continued progress depends on the ability to combine funding from multiple sources—local, state, federal, and private—to address aging infrastructure along Mississippi's Gulf Coast. Support from BP settlement funds would complement these existing efforts and encourage broader investment in resilient, long-term water system upgrades.
5	Supported by multiple government or private sector entities	See letter of support in attachments.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	All design engineering, public bidding, and construction work has been completed.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Phase III project will run new service laterals to all residences within its scope, directly improving the reliability, pressure, and quality of water for daily use, which is a cornerstone of residents' quality of life. Enhanced fire flow and pressure contribute significantly to public safety, a key factor in a desirable living and business environment. Although not directly related to tourism, a reliable and efficient water system is a foundational utility that supports all aspects of a community, including its recreational facilities and business operations, indirectly making Diamondhead a more attractive place to live, work, and visit. See attachment "EPA Things Local Officials Should Know about Effective Water Infrastructure".
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Upgrading and replacing drinking water infrastructure strengthens the foundation needed to attract and support high-growth industries. A reliable, high-capacity water system is essential for business operations, particularly in sectors that demand consistent utility services. These improvements enhance quality of life, protect environmental resources, and increase the region's competitiveness—key factors that influence site selection and private investment. The ability of a city to support industrial growth and recreational development is directly tied to its commitment to maintaining and modernizing its infrastructure.

Gulf Coast Restoration Fund Funding Request

Applicant: Diamondhead Water and Sewer District

Project Name: Water System Rehabilitation Phase III

10	Transformational for the future of the region but creates a wider regional impact	The project, though focused on specific areas of Diamondhead, is part of a multi-phase rehabilitation effort stemming from a 2020 study that modeled the entire water system, signifying a comprehensive and forward-thinking strategy for the region's future. By systematically upgrading vital water infrastructure, the Diamondhead Water and Sewer District is building resilience against future system failures and ensuring adequate capacity for anticipated growth. This foundational investment in a critical utility contributes to the overall stability and attractiveness of Diamondhead, and by extension, supports broader economic and social development within Hancock County and the Mississippi Gulf Coast region.
11	Enhances the marketability of existing industrial properties	Water system improvements ensure the reliable delivery of safe drinking water to residents, businesses, and visitors, an essential service for industrial operations. Diamondhead's proximity to the I-10 corridor makes it a strategically located hub for industry, and modern, upgraded infrastructure significantly enhances the appeal of existing industrial properties. While often overlooked, access to dependable water service is a critical factor in site selection and business retention. Continued investment in core utilities strengthens the region's capacity to support industrial activity and long-term economic growth.
13	Infrastructure project for business retention and development	This water rehabilitation project is a direct investment in the essential infrastructure required for both retaining existing businesses and attracting new ones. Businesses across all sectors depend on a consistent and high-quality water supply for operations, sanitation, and fire protection. By replacing aging pipes and improving fire flow and pressure, the project mitigates the risks of water main breaks, service interruptions, and insufficient water supply, which can severely disrupt business operations and deter new investments. The increase in pipe size to 8" also provides enhanced capacity, demonstrating a proactive approach to supporting future commercial and industrial development within the Diamondhead area. See the attachment "US Water Alliance The Economic Benefits of Investing in Water Infrastructure" for further context.

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

Project Information

Project Year:	2026
Project Name:	River City RV Resort: Phase I Infrastructure Development
Project Location:	Frank Griffin Rd, Moss Point, MS 39563 - coordinates are 30.4349, -88.54871; 27.8 acres total
County:	Jackson

Applicant

Name	Ehlers Holdings, LLC
Contact:	Andrea L.
Address 1:	13637 Highway 613
Address 2:	
City:	MOSS POINT
State:	MS
Zip:	39562

Mailing Address

Address 1:	13637 Highway 613
Address 2:	
City:	MOSS POINT
State:	MS
Zip:	39562

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

Project Description/Overview

This proposal seeks funding for Phase I of the River City RV Resort, a strategic tourism infrastructure project in Jackson County, Mississippi. Located on the Pascagoula River, the resort will ultimately offer long-term RV accommodation for seasonal travelers, industrial/contractual workforce, and vacationing families, helping to meet the growing demand for both extended and short-term lodging options along the Mississippi Gulf Coast.

Phase I of this project focuses on site preparation and essential infrastructure, including land clearing and grading, stormwater mitigation, and the installation of utility systems such as water, sewer, and power. These foundational improvements will enable subsequent development of 100+ RV pads, a clubhouse, office, and guest amenities. This scope ensures a shovel-ready, measurable investment that brings immediate value through job creation, construction activity, and long-term tax base expansion.

Project Need & Economic Impact

As tourism in coastal Mississippi continues to grow, the current recreational vehicle resort and park inventory in both Moss Point and Jackson County is functionally limited, with few offerings that align with the quality, design, and guest experience standards found in neighboring coastal regions. This project activates a previously undeveloped parcel into productive, tax-generating use and supports future vertical investment through private capital. As utility and access infrastructure are completed, additional phases will introduce RV pads, waterfront amenities, an office and clubhouse, nature trails, and venue space to maximize site potential.

Phase I will:

- Create construction jobs and support local contractors
- Enable \$1M+ in private capital investment in phases 2 and 4
- Deliver shovel-ready pads with utility infrastructure for immediate leasing
- Provide storm-resilient grading and drainage on a coastal site
- Support a scalable tourism asset in a historically underutilized location

Project Scope

- Mechanical clearing and grading of approximately 13 usable acres
- Installation of on-site sewer and water connections to municipal service lines
- Stormwater drainage system (swales, culverts, retention planning)
- Trenching and conduit for future broadband and utility runs
- Road base and preliminary gravel drive paths for site access
- Erosion control and flood resilience measures per Jackson County code

Project Location

The RV resort will be located in Moss Point, within Jackson County, and falls entirely within the eligible Mississippi Gulf Coast region. The parcel is situated near I-10, Highway 63 and 613, and the Pascagoula River, adjacent to major employers such as Chevron and Ingalls Shipbuilding, making it ideal for workforce travel, stays, and recreational tourism. The location also supports regional tourism development strategies emphasizing waterfront, outdoor, and short- and long-stay lodging experiences.

Alignment with GCRF Goals

This project is directly aligned with GCRF priorities:

- Long-term economic benefit: The infrastructure funded in Phase I will unlock private investment and create an asset

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

that supports recurring tourism revenue.

- Private sector engagement: The broader project is backed by private funding and equity, ensuring long-term sustainability.
- Public benefit: Installing new water, sewer, and drainage infrastructure improves the land's value, regional resiliency, and future serviceability, even if project phases shift.
- Job creation: Site work and utility installation will immediately support local employment, with additional permanent jobs added in Phase II.
- Coastal resilience: The site will be prepared with flood-resistant grading and drainage to support future expansion.

Conclusion

The coastal RV Resort Phase I project is a low-risk, shovel-ready infrastructure investment that directly supports Mississippi's tourism and economic development goals. By unlocking a strategically located waterfront parcel and making it build-ready, this project lays the groundwork for substantial private investment, job creation, and recurring revenue. With infrastructure as its focus, this request ensures public benefit regardless of later phasing outcomes and builds durable economic momentum in Jackson County.

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

Project Timetable/Milestones

Estimated Start Date: 09/01/2025

Estimated Completion Date: 10/31/2026

Milestones

The following timeline outlines key milestones for Phase I of the River City RV Resort, focused on land clearing and essential infrastructure development. This phase will span approximately 12–14 months from final design to infrastructure completion, ensuring a shovel-ready site for vertical construction and guest accommodations in Phase II.

Fall 2025

- Finalize civil engineering, utility layout, and drainage design plans
- Submit permit applications for clearing, grading, erosion control, and utility tie-ins

Winter 2025

- Obtain final approvals from Jackson County and municipal utility departments
- Issue bid packages to local contractors for site preparation and utility work

Spring 2026

- Begin mechanical land clearing of 13 acres and perform rough grading
- Implement erosion control measures and prepare internal site access points

Early Summer 2026

- Install stormwater mitigation systems, including culverts, swales, and retention features
- Begin trenching and conduit installation for broadband and underground utilities

Mid to Late Summer 2026

- Connect on-site water and sewer lines to municipal systems
- Continue electrical infrastructure installation, including meter bases and conduit runs

Early Fall 2026

- Complete gravel base roads and final site grading
- Conduct inspections to verify infrastructure completion and site readiness

Late Fall 2026

- Submit final Phase I report, match documentation, and contractor invoices to GCRF
- Secure environmental and utility close-out certifications

Performance Metrics Tied to Timeline

- Verification of infrastructure completion through contractor inspection reports
- Documentation of match contributions and private capital spending
- Submission of final financials and close-out materials to MDA
- Readiness for vertical development demonstrated by site certification
- Job creation reports from contractors and subcontractors engaged in Phase I

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

Funding Section	
GCRF Funds Requested	\$100,000
Total Matching Funds	\$20,000
Overall Total Funds	\$120,000
Applied For Matching Sources	NA
Secured Matching Sources	The matching funds for this project will be provided through a combination of private capital investment and in-kind contributions that have already been secured or committed exclusively for Phase I infrastructure work. The project owner has allocated \$20,000 in private capital to cover eligible pre-construction expenses. These funds are secured and immediately available, fully satisfying the required 20% match and demonstrating our commitment to the project's successful execution.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	4
Which Phase Is This	1
Description of all phases	Phase I: Land clearing and grading, Installation of water, sewer, and electrical service lines Phase II: Fencing and security measures installed, Stormwater drainage systems and erosion control, and Gravel road base and basic internal access paths, Construction of 100+ full-hookup RV pads with utility pedestals, Build-out of a 1,500 sq ft multi-use clubhouse and guest services office, Internal roads finalized with gravel or base pavement, and Wi-Fi infrastructure and broadband activation Phase III: Addition of premium waterfront RV pads, Installation of walking trails and lounge/recreational areas, Development of floating docks, Landscaping, and signage Phase IV: Covered event pavilion with electrical service and ADA restrooms, Parking lot resurfacing and overflow lot preparation, Expanded sewer/water capacity for peak occupancy, and Solar-powered lighting and sustainability upgrades
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	8
Total Full-Time Employment	8
Indirect Jobs Total	16

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The project will unlock the economic potential of a currently undeveloped site by establishing utility-ready infrastructure, leading to the development of a private-sector RV resort. This will generate sustained tax revenue, create construction and operational jobs, and attract long-term private capital investment in Jackson County.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This project is designed to create lasting economic value through direct and indirect job creation, increased lodging capacity, and rising property values. While a formal cost-benefit analysis is underway, preliminary modeling projects a positive return through recurring guest revenue, enhanced tax base, and future business activity enabled by the infrastructure build-out.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The resort's phased development model ensures sustainability by matching infrastructure development with capitalized vertical growth. Performance metrics, such as job creation, occupancy readiness, utility installation benchmarks, and assessed property value increases, will be tracked throughout and beyond the grant period.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The project is backed by private equity, in-kind land contributions, and prepaid engineering services. GCRF funds will leverage these existing private-sector commitments while ensuring no reliance on BP settlement funds. Future phases will be financed through conventional lending and the reinvestment of revenue.
5	Supported by multiple government or private sector entities	Letters of support are being secured from local economic development officials, city officials, private contractors, and the Main Street organization. These partners reinforce regional alignment and demonstrate local confidence in the project's economic viability and public benefit.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Engineering is substantially complete, and permitting is scheduled for submission in late 2025. With land secured and plans in place, the project can move efficiently into construction once funding is confirmed.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The resort will add much-needed, high-quality lodging to the region, enhancing the appeal of Jackson County and Moss Point to long-term travelers, outdoor recreation enthusiasts, and seasonal residents. It supports both tourism growth and business environment diversification.

Gulf Coast Restoration Fund Funding Request

Applicant: Ehlers Holdings, LLC

Project Name: River City RV Resort: Phase I Infrastructure Development

13	Infrastructure project for business retention and development	By installing water, sewer, power, and stormwater infrastructure, the project transforms undeveloped land into a shovel-ready commercial site. This foundational work directly supports long-term business operation and expansion.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The project includes measurable outcomes such as FTE jobs created, infrastructure milestones completed, site readiness for revenue-generating operations, and documented match contributions. These will be tracked and reported to demonstrate return on public investment and economic impact.

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

Project Information

Project Year:	2026
Project Name:	Townplace Suites by Marriott Pascagoula
Project Location:	The property is located on the corner of LaRue Avenue (off of Hospital Street) & Amonett Street in Pascagoula, Mississippi. The approximate GPS coordinates near the center of the site are 30.374522°, -88.536431°. The project site is approximately 4.5 acres.
County:	Jackson

Applicant

Name	Gemm Hospitality, LLC
Contact:	Morris S.
Address 1:	0000
Address 2:	LaRue Avenue
City:	PASCAGOULA
State:	MS
Zip:	39567

Mailing Address

Address 1:	820 Grant Ave
Address 2:	
City:	Pascagoula
State:	MS
Zip:	39567

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

Project Description/Overview

The TownePlace Suites by Marriott Pascagoula project represents a transformative hospitality development designed to strengthen economic vitality and meet the growing demand for extended-stay accommodations in the region. Located at the northeast quadrant of Denny Avenue and Amonett Street in Pascagoula, Mississippi, this project will establish a 121-guestroom hotel developed, owned, and operated by GEMM Hospitality, LLC under a franchise agreement with Marriott International, Inc. Through strategic planning, brand alignment, and a commitment to excellence, the project will deliver quality lodging for business and leisure travelers while creating jobs and enhancing local economic activity. This will provide the only Marriott rewards location in Jackson County drawing in members doing business in Pascagoula. In addition to providing quality lodging on the Mississippi Gulf Coast, GEMM Hospitality will also partner with the local hospital, across the street from the hotel, to provide rooms at a reduced rate to families of indigent patients as well as partnering with Adrian's House, the local women's shelter, to provide support and services to those in need.

GEMM Hospitality, LLC, a Mississippi-based limited liability company, has entered into a 20-year franchise agreement with Marriott International, Inc. to operate the property as part of the TownePlace Suites brand. The franchise agreement grants a limited, non-exclusive license to use Marriott's proprietary marks, reservation systems, and operational standards. Marriott's brand recognition and global distribution network will ensure that the hotel achieves competitive market positioning. Expotel Hospitality Services, LLC, a nationally recognized management firm and a member of GEMM Hospitality, will serve as the hotel's operator, providing the necessary expertise to deliver exceptional guest service and maintain compliance with all brand standards.

The project includes the full development of a new-build extended-stay hotel constructed to meet Marriott's design criteria. The property will feature 121 modern guestrooms, public gathering spaces, and amenities tailored to meet the needs of long-term travelers. Marriott's design process requires GEMM Hospitality to retain qualified architects, engineers, and interior designers, with the franchisor holding final approval rights for all plans. This rigorous design oversight ensures that the property will reflect the identity and quality expectations of the TownePlace Suites brand while meeting applicable building codes and accessibility standards. Over the life of the franchise, the hotel will undergo periodic renovations, including furniture, fixture, and equipment replacement, to maintain its competitive positioning and brand compliance. GEMM Hospitality will retain all local firms to provide the services required for the construction and management of the hotel.

Financially, GEMM Hospitality has demonstrated the capacity to complete and operate the project. The franchise agreement includes an initial application fee of \$50,000, with additional ongoing franchise fees calculated as a percentage of gross room sales: 3% in the first year after opening, 4% in the second year, and 5.5% for the remainder of the term. These investments, combined with Marriott's marketing strength and reservation platform, will drive sustainable occupancy and revenue growth. GEMM Hospitality has also contributed \$1,200,000 in the purchasing of the land for the development of this project.

Construction is planned to start in fall of 2025, with an opening target date in the Spring of 2027. The franchise agreement includes a restricted territory provision protecting the investment by prohibiting Marriott from opening another TownePlace Suites property within a three-mile radius for three years after the hotel opens.

Operationally, the hotel will be integrated into Marriott's global reservation system, loyalty programs, and quality assurance initiatives. GEMM Hospitality will employ a qualified general manager and 15 full time staff to ensure first-class service on the Mississippi Gulf Coast. Expotel Hospitality Services will manage day-to-day operations, leveraging its proven track record to meet performance benchmarks and deliver exceptional guest experiences.

The TownePlace Suites by Marriott Pascagoula will generate meaningful economic impact by creating permanent jobs, attracting visitors, and supporting local businesses. Its strategic location, brand affiliation, and extended-stay amenities will position the property as a premier lodging option on the Coast. This development reflects GEMM Hospitality's commitment to excellence, the community, and sustainable economic growth. The project's strong

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

foundation in Marriott's proven franchise system, combined with experienced local ownership and management, ensures that this project will serve as a valuable asset to the region for decades to come.

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

Project Timetable/Milestones

Estimated Start Date: 10/01/2025

Estimated Completion Date: 04/30/2027

Milestones

The development of the TownePlace Suites by Marriott Pascagoula will follow a carefully structured 18-month timeline beginning in Fall 2025 and concluding in Spring 2027. This timeline has been designed to ensure efficient project execution, full compliance with Marriott's brand standards, and a seamless transition from construction to operations.

Fall 2025: Pre-Construction Mobilization and Site Preparation

September – November 2025:

- Finalize all architectural and engineering plans following Marriott's design criteria and secure necessary brand approvals.
- Complete permitting and zoning requirements with the City of Pascagoula and relevant state agencies.
- Establish agreements with general contractors, subcontractors, and suppliers to ensure procurement of approved furniture, fixtures, and equipment (FF&E).
- Begin site clearing, grading, and utility connections, including water, sewer, electrical, and telecommunications infrastructure.
- Conduct geotechnical inspections and prepare foundations, ensuring adherence to Marriott's structural standards and local building codes.

Winter 2025 – Early Spring 2026: Vertical Construction

December 2025 – March 2026:

- Pour concrete foundations and begin structural framing of the building.
- Erect steel framing and install floor and roof decking.
- Conduct initial inspections on framing, fireproofing, and seismic components where applicable.
- Begin enclosure activities, including exterior sheathing, weather barriers, and window installation.
- Coordinate with Marriott design and quality teams to review construction progress.

Spring – Summer 2026: Vertical Construction and Rough-Ins

April – July 2026:

- Complete building enclosure and roofing systems to ensure the property is weather-tight.
- Install rough-in mechanical, electrical, and plumbing (MEP) systems throughout all floors.
- Begin interior wall framing and drywall installation.
- Conduct interim inspections for building envelope integrity and MEP system compliance.
- Order all FF&E and case goods for guestrooms and public spaces to ensure on-time delivery.

Fall 2026: Interior Build-Out and Finish Work

August – November 2026:

- Begin installation of interior finishes, including flooring, ceilings, paint, and lighting.
- Install permanent fixtures in bathrooms and public spaces.
- Begin landscaping and exterior site improvements such as parking areas, signage, and hardscaping.
- Continue close coordination with Marriott's project oversight team to confirm brand alignment on finishes and layouts.
- Prepare for final building inspections and life safety certifications.

Winter 2026 – Early Spring 2027: FF&E Installation and Commissioning

December 2026 – March 2027:

- Receive and install all furniture, fixtures, and equipment for guestrooms, lobby, meeting areas, and back-of-house spaces.

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

- Install kitchen equipment, laundry systems, and information technology infrastructure required for Marriott's reservation systems and electronic platforms.

- Conduct comprehensive systems testing, including HVAC balancing, fire alarms, elevators, security, and communications systems.

- Finalize all landscaping, exterior lighting, and wayfinding signage.

Spring 2027: Pre-Opening Activities and Grand Opening

April – May 2027:

- Engage in staff recruitment and training for all departments, including management, front desk, housekeeping, maintenance, and food service, with Marriott support.

- Perform a full Quality Assurance inspection with Marriott to verify adherence to brand standards.

- Conduct "soft opening" operations for staff training and systems testing with limited guest occupancy.

- Complete final punch-list items and remedy any outstanding construction or operational issues.

- Host community-focused grand opening events and publicize the property through Marriott's marketing channels and local outreach.

Ongoing Operational Milestones

- Participate in Marriott's Quality Assurance Program and periodic audits to maintain brand alignment.

- Launch the hotel on Marriott's global reservation system and loyalty program to drive occupancy.

- Implement ongoing workforce development and hospitality training initiatives to sustain service excellence.

This timeline is structured to allow ample time for quality construction, thorough training, and brand-compliant preparations. Each phase includes milestone inspections and stakeholder reviews to mitigate risks and address any challenges early. By adhering to this schedule, GEMM Hospitality, LLC will deliver a fully operational TownePlace Suites by Marriott Pascagoula in Spring 2027, ensuring that the hotel opens on time, within budget, and in full alignment with Marriott International's standards of quality and guest satisfaction.

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

Funding Section	
GCRF Funds Requested	\$18,000,000
Total Matching Funds	\$1,370,000
Overall Total Funds	\$19,370,000
Applied For Matching Sources	There have been no additional grant application submitted for this project. We anticipate applying for both federal and state New market Tax Credits.
Secured Matching Sources	Gemm Hospitality has purchased the land for development at a cost of \$1,200,000. We will also provide \$170,000 in cash for expenses outlined in the budget detail that include consulting, legal fees, and salaries, wages, and fringe for the project management during the construction.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	55
Increase in Full-Time Employ From Proj	15
Total Full-Time Employment	70
Indirect Jobs Total	18

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The TownePlace Suites by Marriott Pascagoula will strengthen the region's long-term competitiveness by attracting business and leisure travelers, supporting extended-stay needs for industrial, maritime, and energy sectors, and enhancing the Coast's reputation as a premier destination. The project will generate significant positive impacts on the local tax base through increased property, sales, and lodging tax revenues. It will create new permanent private sector jobs in hospitality management, guest services, and operations while supporting numerous construction jobs during development. Additionally, the project will spur further private sector investment by demonstrating confidence in Pascagoula's growth potential, encouraging complementary businesses such as restaurants, retail, and service providers to enter the market. This hotel's presence will catalyze sustained economic activity and regional competitiveness.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The TownePlace Suites by Marriott Pascagoula demonstrates long-term financial stability through its 20-year franchise agreement with Marriott International, a globally recognized brand with a proven reservation system and loyalty network. The project's financial model is supported by diversified revenue streams from extended-stay guests, steady occupancy driven by regional business demand, and Marriott's national marketing programs. Clear performance metrics will be tracked, including occupancy rate, average daily rate (ADR), revenue per available room (RevPAR), and guest satisfaction scores. Monthly financial reviews and Marriott's Quality Assurance Program will ensure adherence to operational standards and revenue goals. Regular capital reinvestment in furniture, fixtures, and equipment will maintain property quality and market competitiveness, while experienced management by Expotel Hospitality Services provides oversight to achieve stable returns throughout the project's duration.

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The TownePlace Suites by Marriott Pascagoula leverages multiple funding sources beyond BP funds to maximize impact and ensure financial resilience. Private sector investment is substantial, with GEMM Hospitality, LLC providing equity capital for construction and operations. The project encourages further private sector participation by engaging local contractors, suppliers, and service providers, stimulating reinvestment in the regional economy on the Coast. Additionally, the development aligns with state and local economic development priorities, making it well-positioned to leverage potential incentives such as New Market Tax Credits, workforce training opportunities, and infrastructure support programs. By attracting visitors and business travelers, the hotel also enhances eligibility for tourism and hospitality-related initiatives. This diversified funding approach reduces reliance on a single source and demonstrates a broad commitment from private and public stakeholders.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	This project is well-positioned to advance quickly through design, engineering, and permitting due to its experienced development team and established relationships with local authorities. GEMM Hospitality, LLC has successfully executed similar hospitality projects, including the Hilton Garden Inn across the street, and are familiar with streamlined architectural and engineering processes. Preliminary site evaluations and due diligence have already identified key infrastructure requirements, minimizing delays. The project team has engaged qualified architects and engineers who are pre-approved by Marriott, ensuring rapid integration of brand standards into final plans. Additionally, strong coordination with the City of Pascagoula's permitting departments will facilitate expedited reviews. Clear timelines, pre-established contractor partnerships, and experienced oversight will enable the project to transition efficiently from planning into construction, meeting all regulatory milestones

Gulf Coast Restoration Fund Funding Request

Applicant: Gemm Hospitality, LLC

Project Name: Townplace Suites by Marriott Pascagoula

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project will enhance the region's quality of life and business environment by providing high-quality accommodations that support tourism, recreation, and economic growth. As an extended-stay hotel, it will serve business travelers working in the area's industrial, maritime, and energy sectors, while also attracting leisure visitors exploring coastal Mississippi. Its modern amenities, guest services, and proximity to local attractions will increase visitor satisfaction and encourage longer stays. The hotel will generate increased spending at nearby restaurants, shops, and recreational venues, strengthening the local economy. By elevating the hospitality offerings in Pascagoula, the project will help position the community as a more competitive destination for conferences, group travel, and outdoor tourism. Additionally, the property's development will beautify the surrounding area and showcase Pascagoula as a vibrant, welcoming place to live, work, and visit.

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

Project Information

Project Year:	2026
Project Name:	George County Industrial Park - Water System Expansion Project
Project Location:	George County Industrial Park 154 Industrial Park Lucedale, MS 39452
County:	George

Applicant

Name	George County Board of Supervisors
Contact:	Ken F.
Address 1:	329 Ratliff Street
Address 2:	
City:	LUCEDALE
State:	MS
Zip:	39452

Mailing Address

Address 1:	329 Ratliff Street
Address 2:	
City:	LUCEDALE
State:	MS
Zip:	39452

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

Project Description/Overview

The George County Industrial Park - Water System Expansion Project will increase the overall water capacity and reinforce water redundancy to directly support growing industrial customer demands. This critical initiative is a stand-alone project with one phase of installation and construction.

The George County Board of Supervisors has the necessary property and right-of-way inside the Industrial Park for the new water well and storage tank placement. The scope of work includes:

- Drilling of test wells to a depth of 1,000 to 1,200 feet at two possible locations on County-owned property inside the GC Industrial Park. The test wells will determine the final location based on water flow and overall quality. Both locations can be tied into the current County-owned water system.
- Installation of a new 500 GPM to 1,000 GPM water well pump at the best location and depth determined by the test wells.
- Construction of a new 50,000 plus-gallon ground water storage tank adjacent to the new water well to increase the system's overall storage capacity and serve as a water reserve in case of outages to maintain water capacity and pressure.

The expansion of reliable water service directly affects the day-to-day operations and is a benefit to the following private businesses and companies:

- Project 350- Reliable water service is vital to landing this major railroad manufacturing customer with daily inbound and outbound unit trains. The private site investment should easily qualify for a fee-in-leu property tax break. Phase 1 could create 150 permanent full-time jobs and 200 construction jobs. Scheduled project update is 4Q 2025.
- George County Trans-Load Facility- The County is completing engineering for the design and layout of the new truck and rail transload/intermodal facility. Final project engineering completed by 4Q 2025. This water expansion will increase water pressure and directly benefit the development of new "Trans-load" rail site customers. Seven new full-time equipment operator positions and 30 construction jobs would be created with the new facility.
- Mississippi Export Railroad (MSE) - This water expansion will directly benefit three new separate businesses, each requiring rail service. MSE would handle all traffic and rail transfers. This increase will require two new train conductors and two full time staff members.
- Mississippi Power- With two possible projects inside the GC Industrial Park in 2026, MS Power is considering a new multi-million substation to be constructed. This substation would also expand electric capacity for future developments. This substation & interconnection will employee 3 to 5 new employees.
- Enviva Pellets- Lucedale – The Enviva Lucedale facility is the largest water customer inside the George County Industrial Park and is continuing to increase water demand. The facility is the third highest producing plant in the entire Enviva fleet after just 30 months of production. Enviva Lucedale is on schedule to complete a new main office complex and a new fire sprinkler system in its main warehouse by 4Q 2025. The plant currently employs 107 full-time employees, 200 plus timber haulers, and 35 construction employees.
- American Tank and Vessel (AT&V) - The County's largest private employer with approximately 213 local full-time jobs. AT&V's increased production in recent years has created new water demands with increased sandblasting and steel cutting. This new pump system will help ensure production along with long-term job retention.
- Loves Travel Center and Arby's Restaurant- As a direct result of the GC Industrial Park's business growth and location, Loves opened a new \$7 Million Travel Center on Hwy. 198 just two miles from the Industrial Park's main entrance in July 2023. Expansion of water service is vital to supporting 40 permanent jobs (20 Full Time & 20 Part Time). During the peak summer season, Love's routines ranks as second highest water user.
- TC Construction (TC)- Over the past 24 months, TC Construction has had a \$2 Million increase in business directly from its neighboring businesses inside the Industrial Park. TC is a long-time Industrial Park tenant and directly served

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

by the County's water system. The new supply and pump system will help TC retain its current 25 full-time employees.

- Local Commercial/Industries: The George County Industrial Park and the immediate vicinity has several long-term industrial businesses; Eubanks Poling (7 jobs) & Tri-State Pile & Poling (7 jobs); Town & Country Truck Stop (9 jobs); and G Laundromat (2 jobs).

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

Project Timetable/Milestones

Estimated Start Date: 05/04/2026

Estimated Completion Date: 05/31/2027

Milestones

The demand for potable water has tripled at the George County Industrial Park in the last two years. The water demand is expected to increase again by the second quarter of 2026 as a direct spin-off from current growth inside the Industrial Park.

The George County Board of Supervisors proposes expanding the current Industrial Park's water system by installing a new high-capacity water well and constructing a ground storage water tank to be fully integrate the existing water and wastewater systems.

Reliable water capacity and steady water pressure are the most essential aspects of industrial and commercial development. Insightful planning has kept the George County Industrial Park ahead of the "water utility curve" to date, but an expansion of the system's water infrastructure is needed again.

Intergradation into the current Industrial Park Water system through Multi-Mart Water System is key with the required control panel, backflow prevention, future tenant connections, and all MDEQ permits.

The GC Industrial Park currently has a capacity of 300,000 gallons per day (GPD) at 65 to 55 PSI. The County's Water Operator recommends an additional 100,000 GPD and extra water storage capacity by 1Q 2026.

Test Wells Drilling	4 weeks
Test Wells Data Review	5 weeks
Final Engineering Planning & Design	6 weeks
Bid advertising & Award of Contract	6 weeks
Construction & Install	15 weeks

TOTAL 37 WEEKS

Estimated Project Timetable:

GCRF funding update/approval	April 2026
Drill Test Well	May 2026
Engineer Review Test Well Results	June 2026
Finalize Project Location Design	July 2026
Final Construction Design & Plans	Aug 2026
Authorization Construction Bids	Sept 2026
Award Construction Contracts	Nov 2026
Construction Notice to Proceed	Jan. 2027
Substantial Completion	April 2027

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

Funding Section	
GCRF Funds Requested	\$1,029,600
Total Matching Funds	\$257,400
Overall Total Funds	\$1,287,000
Applied For Matching Sources	N/A
Secured Matching Sources	George County Board of Supervisors
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	1
Which Phase Is This	1
Description of all phases	The Water System Expansion Project is "Auger Ready." This is a standalone project with one phase of installation and construction. The County has received a preliminary recommendation to increase overall water capacity and water storage to keep pace with proposed future demand. The Board has the needed property and ROW inside the Industrial Park for the recommended expansion. The use of the existing County property for the new well and tank site will reduce property costs and avoid wetland impacts to the east of both possible locations. Expanding water service is vital to landing two economic development projects in 2025: Project Deep South corrugated board manufacturing center and Project 350, a new major railroad manufacturing customer
Current Full-Time Employment	374
Increase in Full-Time Employ From Proj	367
Total Full-Time Employment	741
Indirect Jobs Total	265

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Water System Expansion Project will increase property taxes values, support job creation and immediate encourage industrial investment. A reliable water system benefits industrial, commercial, and residential property owners with dependable water supply, quality, and pressure. This expansion is directly tied to landing a key economic development project in 2026- Project 350. This project could create 150 new private-sector jobs (conservative estimate) with Phase 1 development. The project requires the water system to produce more potable and process water. The Water Expansion Project will also directly benefit job retention in the following private businesses and companies: Mississippi Power, Enviva Pellets Lucedale, American Tank and Vessel, Mississippi Export Railroad, TC Construction, Eubanks Poling, Tri-State Pile & Poling, Vulcan Materials, Town & Country Truck Stop, G Laundromat, and the new Beck's Automative & Parts.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	A simple return-on-investment analysis for the Water System Expansion Project is significant when considering the total project cost of \$1,287,000.00 over its lifespan. Over a 30-year lifespan the cost divides down to \$42,900 a year. Currently estimates report 586 full time jobs just in the Industrial Park directly tied to the water system services, breaking down to \$73 investment into each job. These full time industrial jobs earn more \$21 Million in yearly salaries (37,000.00 averages). Additional long-term benefits of the project include: industrial job creation (possible 163 in 2026/2027), stronger and more reliable system with new infrastructure, reduced down time and maintenance for repairs, and increased water conversation.

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The George County Board of Supervisors expects long-term financial sustainability from the Industrial Park Water Expansion Project. The water system expansion will produce new business developments with additional water capacity, shorter construction and installation time frames. This can also lead to cost savings in the long run by allowing bulk purchasing of water, taking advantage of lower unit costs, and reducing the need for frequent refilling or water transportation. By storing excess water during periods of ample supply, the water system can help conserve water for use during dry spells or droughts, reducing the need for costly water imports or emergency transportation.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	This project has not been funded previously with any GCRF funds. It was approved in 2023 & 2024 by the GCRF Committee. The State Legislature cut GCRF funding in the 2024 & 2025 Session. The George County Industrial Park already demonstrates a regional approach to improvements in infrastructure, rail, road, and port modes with federal, state, and private funds. This water system expansion is another step in leveraging and expanding the utility of this industrial & transportation hub to meet current and anticipated regional commercial needs. George County Board of Supervisors is committed to providing a local cost share match to leverage the Gulf Coast Restoration Funds to complete the Industrial Park Water Expansion Project. George County will provide a 20% match of \$257,400.00 for a total project cost of \$1,287,000.00
5	Supported by multiple government or private sector entities	The George County Industrial Park – Water Expansion Project is supported by the George County Board of Supervisors and the Multi-Mart Water Association along with numerous businesses in the region including: Mississippi Power, Atmos Natural Gas, Loves Travel Center, Enviva Pellets Lucedale, American Tank and Vessel, Mississippi Export Railroad, TC Construction. Please see the letters of support included in the attachment to this application.

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes, the County has a primary and secondary location. If the requested \$1,029,600.00 in Gulf Coast Restoration Funds are approved/awarded in April 2026; final well location and layout plans will be completed in July 2026. The authorization to bid the project and award contracts will take place in Fall 2026. Construction will begin in 1Q 2027.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The business environment will be enhanced by the GC Industrial Park- Water Project in several ways. Firstly, it ensures a reliable and continuous water supply for residents and businesses, supporting daily activities and economic growth. An adequate water supply will attract industries and encourage commercial development, boosting the region's economy. Additionally, the water tank expansion can improve the region's resilience during droughts or emergencies, ensuring essential services and businesses can continue to operate in challenging conditions. Overall, the Water Well and Tank Expansion Project can positively impact the region's attractiveness, economic prospects, and overall quality of life for both residents and visitors.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Water System Expansion has four main benefits that contribute to attracting high-growth industries in the region: 1) Improved infrastructure will ensure reliable water supply, which is crucial to industries that require significant amounts of water. 2) Increased capacity with the water tank expansion can support a higher volume of industrial activities. 3) Economic development job creation, as high-growth industries invest in areas with stable utilities. 4) The expansion will shorten timeframes for future infrastructure installation and connections

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	One of the most important assets in George County is direct access to miles of railroad track and rail spurs inside the industrial park. This water expansion would directly enhance railroad development with new "Trans-load" rail and trucking site in George County Industrial Park. Increased water availability and water pressure are required for a trans-load rail site's day-to-day operations. The trans-load facility will increase rail traffic along with diversifying rail customers with dry bulk agricultural products, industrial supplies, and construction materials. Mississippi Export Railroad would operate the trans-load and intermodal facility using three miles of new railway in the industrial park and connecting to 42 miles of track to the Port of Pascagoula demonstrating the project's ability to enhance the key regional assets.
10	Transformational for the future of the region but creates a wider regional impact	In 2020, George County added two new 1000 GPM water wells to the Industrial Park water infrastructure. Since that addition, 130 new jobs were created and more than 300 transportation jobs have directly benefited. Indirectly, four new apartment complexes were built/occupied and new neighborhood development started because of access to the system's additional water capacity. It is time to expand the water system again. The Industrial Park – Water System Expansion Project will bring about transformative changes that positively impact the region's economy, environment, public health, and quality of life. By addressing water-related challenges proactively, the region can position itself for a sustainable and prosperous future.
11	Enhances the marketability of existing industrial properties	Infrastructure and utility growth is vital for the marketability of the entire Industrial Park and its two certified Project Ready sites. With an expanded water system, current industrial park tenants can have confidence in the property's ability to support future growth and expansion of their operations. An expanded water system can also lead to energy savings by allowing businesses to use water during off-peak hours when electricity costs are lower. Overall, a water storage tank expansion adds value to the industrial property and can attract a broader range of potential buyers or tenants, making it more marketable in the industrial sector.

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The County is currently targeting a large metal producer/railroad customers for the Industrial Park's 353 acre & 80 acres sites in 2026. Two test wells should confirm the 80 Acre Site as an ideal location. The County is also still targeting a "data processing center" for our 20 Acre Site, which requires steady water flow for cooling large server arrays. These centers require steady water capacity to externally cool large networking facilities. This utility expansion will benefit MS Power with a new large-scale customers and C-Spire with a new high-capacity fiber customer. The development of water wells and storage tanks will also create an environment that empowers private investment, which generates property tax revenue and creates jobs. This water system expansion improves the entire area with capacity, pressure, and reliability, which attracts new businesses and benefits existing industries.
13	Infrastructure project for business retention and development	Retention is just as important as new growth. The following entities would all directly benefit from the expanded water capacity, pressure, and redundancy: Project 350- 150 permanent new jobs (possible 2026-27), 200 construction jobs; GC Trans-Load Facility- 7 new full-time equipment operator positions and 30 construction jobs Mississippi Export Railroad - 5 new positions and 12 construction jobs will be created with new rail facility. Enviva Lucedale Pellets – 107 current employees, 200 timber and wood chip haulers, 35 construction employees, and 6 new jobs scheduled to be added in 2026. American Tank and Vessel – 213 employees Loves Travel Center and Arby's Restaurant – 40 permanent jobs TC Construction – 25 employees Eubanks Poling- 7 employees Tri-State Pile & Poling- 7 employees Beck's Automotive- 7 new employees Town & Country Truck Stop – 9 employees G Laundromat - 2 employees

Gulf Coast Restoration Fund Funding Request

Applicant: George County Board of Supervisors

Project Name: George County Industrial Park - Water System Expansion Project

14	Enhances research and innovative technologies in the region	The George County Industrial Park – Water System Expansion Project can enhance research and innovation in various ways. Two test wells and two hydro studies will be conducted for this project. The results will help determine the best well location, ideal depth, water quality, and flow rates for the entire surrounding aquifer. This research will benefit the current water system, regional agriculture and farming, and all water based future development for years. An expanded water system can provide the necessary resources for more comprehensive and accurate testing of potable water. Many advanced manufacturing processes rely on highly accurate water testing and data for operations and possible treatments.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The George County Industrial Park – Water System Expansion can be measured by several clear performance metrics over the duration of the project- property values, job creation, job retention, and increase productivity. For example, the Industrial Parks contribution to a 30% increase in assessed property values for FY 2024 plus additional 12% increase in 2025. The growth at the George County Industrial Park shows the return on investment in transportation, utilities, and infrastructure. These investments have a ripple effect in profits for private business and usage at other regional public venues such as MS Export Railroad and the Port of Pascagoula.

Gulf Coast Restoration Fund Funding Request

Applicant: George County Regional Health System

Project Name: George Regional Health System (GRHS) Infrastructure and Site Development

Project Information

Project Year:	2026
Project Name:	George Regional Health System (GRHS) Infrastructure and Site Development
Project Location:	859 Winter Street Lucedale, MS 39452
County:	George

Applicant

Name	George County Regional Health System
Contact:	Deryk P.
Address 1:	859 Winter Street
Address 2:	
City:	Lucedale
State:	MS
Zip:	39452

Mailing Address

Address 1:	P.O. Box 607
Address 2:	
City:	Lucedale
State:	Mississippi
Zip:	39452

Gulf Coast Restoration Fund Funding Request

Applicant: George County Regional Health System

Project Name: George Regional Health System (GRHS) Infrastructure and Site Development

Project Description/Overview

George Regional Health System is seeking funding for the GRHS Infrastructure and Site Development Project. GRHS has facilities in George, Greene and Stone counties, with the main campus being located in Lucedale. GRHS serves these areas as well as the surrounding areas, including patients from the adjoining state of Alabama. Our mission is to make a positive difference through excellent healthcare and service every life, every moment, every day.

George County is a bedroom community to the Gulf Coast and Mobile and has seen continuous growth for many years. GRHS plays a vital role in the community by providing outstanding healthcare along with being one of the largest employers in the area. GRHS currently employs over 500 employees and has an annual payroll of around \$32 Million. GRHS is instrumental in the recruitment of industry in the county, as evidenced by the recent construction of Enviva, a wood pellet plant in the county's industrial park. This has brought a \$140 million investment into the county along with 90 full-time jobs.

As the county has grown over the years, GRHS has strived to keep up with the demand for good quality healthcare. In 2014, the health system completed a 20,000 square-foot building project at a cost of \$3.3 million that included acute-care space for patients and rehab space for residents and rehab patients. In 2016, the health system completed a 1,500 square-foot addition to our Labor and Delivery Suite at a cost of \$700,000. Then in the spring of 2019, after many years of planning, GRHS completed a 20,000 square-foot building and renovation project at a cost of \$8 million that included a new Emergency Department, Radiology Suite, and an OB-GYN clinic. In addition to these facilities, thanks to assistance from Gulf Coast Restoration Funds, GRHS has been able to complete a \$1.3 Million cafeteria expansion and renovation project along with the building of a \$3.2 Million Multi-Specialty Building.

The next phase for GRHS to help stay competitive in the healthcare market, retain employees, increase employment and be able to provide quality healthcare to the citizens of the areas we serve, includes Infrastructure and Site Development upgrades. This will provide easier access and more convenient parking for patients and guest accessing our facilities.

This project includes the addition of an access road into our main parking lot allowing traffic to flow in and out much easier. This will help alleviate traffic congestion problem we continually experience currently. There will also be an upgrade to our main parking lot by resurfacing and expanding parking space. In addition to the main parking area we will be putting a seal coat and restriping the adjoining parking areas and roads.

The GRHS Infrastructure and Site Development Project will complement the new state-of-the-art facilities and equipment that have been added to our health system over the past several years. This project will allow GRHS to remain one of the most successful rural healthcare systems in the state and the country, thus helping the area to be competitive for future economic development and job creation.

Gulf Coast Restoration Fund Funding Request

Applicant: George County Regional Health System

Project Name: George Regional Health System (GRHS) Infrastructure and Site Development

Project Timetable/Milestones	
Estimated Start Date:	10/01/2026
Estimated Completion Date:	09/30/2027
Milestones	
The GRHS Infrastructure and Site Development Project can be completed by the latter part of the year 2027. Once grant funding is approved, it will take six to eight months to design and go through the bid process. When that process has been completed, it will take approximately twelve months to complete the construction process.	

Gulf Coast Restoration Fund Funding Request

Applicant: George County Regional Health System

Project Name: George Regional Health System (GRHS) Infrastructure and Site Development

Funding Section	
GCRF Funds Requested	\$2,572,051
Total Matching Funds	\$643,013
Overall Total Funds	\$3,215,064
Applied For Matching Sources	N/A
Secured Matching Sources	The matching funds for this project will come from George Regional Health System's building fund account.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: George County Regional Health System

Project Name: George Regional Health System (GRHS) Infrastructure and Site Development

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	500
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	500
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: George County Regional Health System

Project Name: George Regional Health System (GRHS) Infrastructure and Site Development

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Having a great healthcare system and facilities in a area, greatly increases that areas chances of recruiting and maintaining industry and investment in that area.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	This project will ensure that GRHS remains viable and continues to be one of the main employers in this area, which can easily monitored and tracked.
5	Supported by multiple government or private sector entities	This project has wide support from the local governments, local industry, local businesses, medical staff and employees.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Once approved this project can be designed and ready for bid within six months.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project will position GRHS to make certain the quality of life for the citizens in this area are enhanced by the quality of healthcare offered. It will also help the local economic developers in recruiting for events in the area.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	A strong healthcare system is a critical component to attracting and recruiting business and industry to a area. This project would enhance GRHS attractiveness in this area.
11	Enhances the marketability of existing industrial properties	This project enhances our ability to partner with additional health care organizations, as well as expand our services.
13	Infrastructure project for business retention and development	This infrastructure project will help our organization maintain our existing services, as well as allow us to grow our service market.

Gulf Coast Restoration Fund Funding Request

Applicant: George Regional Health System

Project Name: George Regional Health System (GRHS) Health and Rehab Revitalization

Project Information

Project Year:	2026
Project Name:	George Regional Health System (GRHS) Health and Rehab Revitalization
Project Location:	859 Winter Street Lucedale, MS 39452
County:	George

Applicant

Name	George Regional Health System
Contact:	Deryk P.
Address 1:	859 Winter Street
Address 2:	
City:	LUCEDALE
State:	MS
Zip:	39452

Mailing Address

Address 1:	P.O. Box 607
Address 2:	
City:	Lucedale
State:	Mississippi
Zip:	39452

Gulf Coast Restoration Fund Funding Request

Applicant: George Regional Health System

Project Name: George Regional Health System (GRHS) Health and Rehab Revitalization

Project Description/Overview

George Regional Health System is seeking funding for the GRHS Health & Rehab Revitalization Project. GRHS has facilities in George, Greene and Stone counties, with the main campus being located in Lucedale. GRHS serves these areas as well as the surrounding areas, including patients from the adjoining state of Alabama. Our mission is to make a positive difference through excellent healthcare and service every life, every moment, every day.

George County is a bedroom community to the Gulf Coast and Mobile and has seen continuous growth for many years. GRHS plays a vital role in the community by providing outstanding healthcare along with being one of the largest employers in the area. GRHS currently employs over 500 employees and has an annual payroll of around \$32 Million. GRHS is instrumental in the recruitment of industry in the county, as evidenced by the recent construction of Enviva, a wood pellet plant in the county's industrial park. This has brought a \$140 million investment into the county along with 90 full-time jobs.

As the county has grown over the years, GRHS has strived to keep up with the demand for good quality healthcare. In 2014, the health system completed a 20,000 square-foot building project at a cost of \$3.3 million that included acute-care space for patients and rehab space for residents and rehab patients. In 2016, the health system completed a 1,500 square-foot addition to our Labor and Delivery Suite at a cost of \$700,000. Then in the spring of 2019, after many years of planning, GRHS completed a 20,000 square-foot building and renovation project at a cost of \$8 million that included a new Emergency Department, Radiology Suite, and an OB-GYN clinic. In addition to these facilities, thanks to assistance from Gulf Coast Restoration Funds, GRHS has been able to complete a \$1.3 Million cafeteria expansion and renovation project along with the building of a \$3.2 Million Multi-Specialty Building.

The next phase for GRHS to help stay competitive in the healthcare market, retain employees, increase employment and be able to provide quality healthcare to the citizens of the areas we serve, includes the revitalization of GRHS Health & Rehab facility. This facility is a skilled nursing and long term care facility.

This project includes the renovation of a portion of the facility which will modernize a structure that was built in 1950. The revitalization will include plumbing, electrical, HVAC and cosmetic upgrades. This will allow GRHS Health & Rehab to be able to recruit more patients and residents, which in turn will create additional jobs and help retain existing employees.

The GRHS Health & Rehab Revitalization Project will complement the new state-of-the-art facilities and equipment that have been added to our health system over the past several years. This project will allow GRHS to remain one of the most successful rural healthcare systems in the state and the country, thus helping the area to be competitive for future economic development and job creation.

Gulf Coast Restoration Fund Funding Request

Applicant: George Regional Health System

Project Name: George Regional Health System (GRHS) Health and Rehab Revitalization

Project Timetable/Milestones	
Estimated Start Date:	10/01/2026
Estimated Completion Date:	09/30/2027
Milestones	
The GRHS Health & Rehab Revitalization Project can be completed by the latter part of the year 2027. Once grant funding is approved, it will take six to eight months to design and go through the bid process. When that process has been completed, it will take approximately twelve months to complete the construction process.	

Gulf Coast Restoration Fund Funding Request

Applicant: George Regional Health System

Project Name: George Regional Health System (GRHS) Health and Rehab Revitalization

Funding Section	
GCRF Funds Requested	\$1,307,070
Total Matching Funds	\$326,767
Overall Total Funds	\$1,633,837
Applied For Matching Sources	N/A
Secured Matching Sources	GRHS will be providing the matching funds from their building project account.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: George Regional Health System

Project Name: George Regional Health System (GRHS) Health and Rehab Revitalization

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	500
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	500
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: George Regional Health System

Project Name: George Regional Health System (GRHS) Health and Rehab Revitalization

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project will impact the region because one of the key components of economic growth is a viable health care system. The enhancement for this project will position GRHS to be the key player in the growth and development of this region.
5	Supported by multiple government or private sector entities	This project is supported by local governments, local businesses, medical staff and employees.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Once approved this project can be designed and built within a 18 month span.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project upgrade will definitely enhance the lives of people in this region, as well as draw people to this area for the quality of care and facilities that will be offered.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	This project upgrade will definitely enhance the lives of people in this region, as well as draw people to this area for the quality of care and facilities that will be offered.
10	Transformational for the future of the region but creates a wider regional impact	This project will not only transform our facility it will position the region for more growth and opportunity.
11	Enhances the marketability of existing industrial properties	The modernization that will take place through this project will make our services more marketable, and it will also enhance our other services offered.
13	Infrastructure project for business retention and development	The infrastructure upgrade through this project will position our organization to retain our current status in the health care industry, but will also position us for future growth.

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

Project Information

Project Year:	2026
Project Name:	Gulfport Gaslight District
Project Location:	An anchor of this project is a historic building deemed by Mississippi Heritage Trust as one of the Most Endangered Buildings in Mississippi, located at 1801 Kelly Avenue, Gulfport, MS. The district runs along Kelly Avenue from Railroad to 22nd Street, while the broader economic footprint extends into the adjacent low-to-moderate income Soria City neighborhood, an economically disenfranchised neighborhood walking distance from Centennial Plaza and the Central Business District.
County:	Harrison

Applicant

Name	Gillum-Young, Robinson & Harris
Contact:	TBA T.
Address 1:	1801 Kelly Ave
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Mailing Address

Address 1:	1210 19th Street
Address 2:	
City:	Gulfport
State:	MS
Zip:	39501

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

Project Description/Overview

The Gulfport Gaslight District is a once-in-a-lifetime opportunity to have various local, state, and national stakeholders come together to improve the social determinants of health for low-to-moderate-income neighborhoods along the Gulf Coast of South Mississippi. Anchored on the cusp of Historic Broadmoor, Historic Soria City, and Broad Acres, this off-main street, mixed-use, transit-oriented development promises to include: the restoration of a historic commercial building ("The Broadmoor"), the revitalization of a neighborhood commercial corridor ("The Gulfport Gaslight District"), and produce a trauma-informed neighborhood reinvestment plan ("Soria City Flourishing").

It is without question that tourism-related businesses on the Gulf Coast are thriving and expected to see exponential growth. This project to revitalize a neighborhood commercial corridor and connected access points aligns itself with the local economic vitality in the area with aspirations consistent with the various long-range city, state, and regional plans to stimulate economic development. This project will contribute to the aforementioned plans by encouraging local entrepreneurship, cultivating local innovation (Business Pop-up/ Food Truck Facility), improving upon local road safety, strengthening internal traffic flows, accommodating safe and reliable multiple modes of travel, including bicycles and pedestrians (particularly for ADA, Children, and Aging Adults), reducing regional vehicle miles traveled (VMT), undergirding community resilience, redressing environmental hazards including local criminality, alleviating poverty, spurring job growth, fostering civic engagement and participation, renovate existing buildings and augmenting long-term local community building.

This project has as its goal to demonstrate the viability of commercial business development within the context of economically distressed communities where property values are so often perceived to be too low for market-rate returns. Our objective is to restore this neighborhood commercial corridor to active, financially viable, thriving businesses through an unwavering commitment to collaboration between federal, state, local, and neighborhood stakeholders with a shared interest in the return on investment by improving property values. This includes offering a cottage, cafe, lofted master suites, and a community wildflower garden staged and ready to host food trucks, community events, pop-up farmers markets, and other ways of activating the space.

Gillum-Young, Robinson + Harris is joined with the leaders of the City of Gulfport, Harrison County District 4 and Mississippi State Legislative District 119 to prioritize the following: repair/install ADA, complete streets-compliant sidewalks, repair/install curbs and gutters, street paving, street lighting, landscaping, signage, and other street diet and redesign efforts. Each of the aforementioned elements, while starting on the Kelly Ave corridor (from Railroad to 22nd Street), includes improving infrastructure and connectivity into the Historic Soria City Neighborhood (East Railroad Street/NSide, 17th Avenue to Kelly Avenue).

The underlying trauma-informed community reinvestment plan aims to work with local stakeholder neighbors to conclude their collective assets, anxieties, and dreams. This public-facing document leverages public history to garner community consensus about what will be our approach to long-term development that provides an opportunity for quality housing, sustainable neighborhood amenities, and economic opportunity.

In partnership with the Mississippi Gulf Coast Heritage Area Heritage Community grant program, this project also provides enhanced connectivity amidst well-celebrated tourist destinations in Gulfport, Mississippi, the second-largest city in the state. This includes the scenic Mississippi Gulf Coast Beach and Highway 90 to its south (0.3 mi), the Gulfport-Biloxi Regional Airport to its north (4.8 mi), Centennial Plaza to its east (1.6 mi), the Mississippi Gulf Coast Aquarium and the Gulfport Central Business District to its west (1.3 mi).

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

It is worth noting that at the submission of this application for funding through the Mississippi Development Authority's Gulf Coast Restoration Fund, the project leaders have already, to date, acquired the property; assembled a team of well-qualified, local professionals; secured matching funding; and garnered support from a broad cross-section of diverse business people, elected officials, planners and neighborhood stakeholders.

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

Project Timetable/Milestones

Estimated Start Date: 05/01/2020

Estimated Completion Date: 12/29/2028

Milestones

Gillum-Young, Robinson + Harris has purchased, secured, gutted, stabilized, and begun the initial activation of two historic Broadmoor buildings. They have completed a feasibility study of the historic Broadmoor structure. Additionally, they have partnered with Go Gulfport to carry out ongoing trauma-informed community engagement, understanding that adjacent to this commercial corridor are historic neighborhoods, each with its own respective story of trauma from major hurricanes, environmental disasters, and economic downturns. Our concerted effort to encourage development in these three neighboring communities employs this trauma-informed community engagement strategy to unearth the collective assets, anxieties, and dreams. To date, this has led to an initial Community Reinvestment Strategy, which will inform not only this development but future reinvestment in the corridor and surrounding neighborhoods. This work was underwritten by a growing broad cross-section of local, national, and international supporters.

This project is focused on three primary elements, starting with the restoration of two historic buildings, creating what is to be "The Broadmoor Cafe, Cottage, and Lofts." The Broadmoor Cottage is a two-bedroom, single-story cottage that has been fully gutted and stands ready to be renovated into the perfect Gulf Coast getaway. Next door on the same property rests a historic, two-story building, home to the former Broadmoor Store. This project will include a cafe space (The Broadmoor Cafe) and two modern, lofted master suites (Broadmoor Lofts) for overnight guests, bringing this once-thriving commercial corridor to yet again provide a space for community and connection. Together, this trio of modern vacation destinations blocks from the Beach will provide ideal lodging for tourists, couples, families, and other visitors to the Gulf Coast region.

The second is the infrastructure and connectivity elements both within and surrounding the Gulfport Gaslight District. This includes the installation of sidewalks, streetscape improvements, connectivity signage, establishment of the Major Taylor Cultural Heritage Trail, and more. The Gulfport Gaslight District's location at the strategic crossroads of three historic neighborhoods will be enhanced by world-class engineering that provides for climate resilient, green, and decorative streetscape, including the ongoing development of a wildflower garden complete with food truck facilities and more.

The third element is the development of in-depth, trauma-informed Community Reinvestment Plans. Building on the Community Reinvestment Strategy Overview into more detail, our concerted effort to encourage development in these three neighboring communities employs a trauma-informed community engagement strategy to unearth the collective assets, anxieties, and dreams. In the end, this neighborhood-driven plan will inform not only this development but future reinvestment in the broader economic area by establishing a more robust sense of connectivity between adjacent neighborhoods and regional amenities.

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

Funding Section	
GCRF Funds Requested	\$1,408,397
Total Matching Funds	\$520,053
Overall Total Funds	\$1,928,450
Applied For Matching Sources	Local Government Funds (City of Gulfport and Harrison County) for infrastructure improvements have been applied for / are in discussion but have not been secured.
Secured Matching Sources	The following are sources of matching funds that have been secured: Owner Investment Community Crowdsourcing City Thread MS Land Trust MS Gulf Coast Heritage Area Equitable Transportation Fund League of American Bicyclists National Trust for Historic Preservation MSU for Pollinator Pathways Project (in-kind) Tapestrii LLC (in-kind)
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	5
Total Full-Time Employment	5
Indirect Jobs Total	10

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The reactivation of this commercial corridor will stimulate enhanced access to goods and services, as well as employment opportunities in proximity to low-to-moderate income communities, where the jobless rate is among the highest in the nation. The infrastructure improvements, coupled with traffic measures, encourage behavior modification, increase bike/pedestrian safety, promote reduced regional vehicle miles traveled, and provide travel time cost savings. Additionally, through private sector investment, this improvement upon the long-term competitiveness of the region is anticipated to increase revenues among neighborhood businesses, thereby bolstering the tax base.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This project offers a tremendous opportunity to maximize the region's long-term economic benefits and long-term growth potential based on a cost-benefit analysis. Deep investment in the anchor commercial property yields an anticipated 20-year net revenue of \$5M+. This is a 200+% return on investment in an economically distressed neighborhood business district, providing a more robust sense of connectivity between Centennial Plaza and the Central Business District (see Cost-Benefit Analysis document for further analysis). Additionally, we confidently anticipate that the reinvestment in the commercial corridor, Gulfport Gaslight District, will bring long-lasting economic benefits and growth for new and old businesses along the corridor. This development will improve livability within the region by combating community decay, lawlessness, and socio-economic isolation.

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	There are several clear performance metrics that demonstrate the long-term financial sustainability of this project. This first deliverable will be an active, financially viable, thriving business through an unwavering commitment to collaboration between federal, state, local, and neighborhood stakeholders with a shared interest in the return on investment by improving property values. The second will be a public-facing document that leverages public history to garner community consensus about what will be our approach to long-term development that provides an opportunity for quality housing, sustainable neighborhood amenities, and economic opportunity. The third and final major metric will be the direct economic impact, or more specifically, the return on investment, anticipated to bring about a 200+% ROI.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	This project leverages public-private partnerships through both the lead applicant's personal investment, community "angel" investors, local government (CDBG), county (Harrison County, District 4), State, and Federal funds-all of which culminate to create the necessary resources to exponentially maximize any BP settlement funds brought to bear on this project.
5	Supported by multiple government or private sector entities	This project is supported by entities which include the City of Gulfport, Harrison County, MS Gulf Coast National Heritage Area, Land Trust of the Mississippi Coastal Plain, Equitable Transportation Fund, National Trust for Historic Preservation, National Recreation Foundation, MSU Extension Partnership, Gulf Coast Community Design Studio, City Thread, Tapestry, League of American Bicyclists, and private donors to date.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Per the attached letters of support, this project can move quickly and efficiently to the design, engineering, and permitting phase due in part to the community cohesion around the need for a development like the Gulfport Gaslight District. Its anchor commercial property has been secured. We have assembled a top-notch team of local, professional planners, designers, and architects, all committed to the success of the project. In addition, we have sought to practice due diligence to engage the community in the design of this plan and have garnered local stakeholder partnerships.

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	It is argued that “a healthy corridor is a place that reflects the culture of the community, promotes social cohesion, inspires and facilitates healthy eating and active living, provides and connects to a variety of economic and educational opportunities and housing and transportation choices, and adapts to the needs and concerns of residents” (Urban Land Institute, Building Healthy Places Initiative). Understanding the interconnectivity among regional municipalities, we are committed to creating just such a place in the Gulfport Gaslight District and inspiring similar efforts in off-main street corridors throughout the Gulf Coast. We have already initiated community bike tours, exposing the beautiful Southern architecture, various diverse expressions of culture, and the scenic Gulf landscape; similar curated experiences and recreational opportunities will build on this.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Gulf Coast is already Mississippi's major tourist engine for state residents and newcomers alike. This project, however, seeks to fill a retail leakage gap by providing an attractive tourist anchor between Centennial Plaza and Gulfport's Downtown. The success of the Gulfport Gaslight District establishes a tourist haven for the billions of dollars international travelers spend on cultural heritage and tourism, particularly within ethnic Black and Brown cultural enclaves.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Kelly Ave corridor, which is the focus of the Gulfport Gaslight District, is a mere 0.3 mile from the Beach, 4.9 miles from the Gulfport-Biloxi International Airport, one block from the train tracks slated to house the new Amtrak regional rail line, 1.7 miles from the Centennial Plaza investment to the east, and 1.4 miles from the all-new Mississippi Aquarium and downtown corridor improvements. Additionally, this project builds on a relationship stemming back to the 1950s, when the Gulfport “SeaBees” - Navy Construction Battalion constructed a community center in the heart of Soria City. This project expects that local SeaBees will play a critical role in constructing its botanic garden. We will also build on the legacy of Gulfport's long-standing Maritime Heritage by having public art situated throughout the botanical garden. This public art component provides community learning and development opportunities for locals and tourists alike.

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

10	Transformational for the future of the region but creates a wider regional impact	Our approach to this development is significantly informed by the Urban Land Institute's healthy corridor approach, as Ronnie Matthew Harris of Gillum-Young, Robinson + Harris served as a member of their 2021 focus group. "The healthy corridors approach considers how the corridor contributes to the overall health of the surrounding community, including supplying opportunities to be physically active. It also considers safety, housing affordability, transportation options, environmental sustainability, social cohesion, and modifications that would link residents to the corridor and improve connections to jobs and other parts of the community" (Urban Land Institute, Building Healthy Places Initiative). We anticipate this development to be truly transformational for the future of the corridor, community, and region accordingly.
11	Enhances the marketability of existing industrial properties	The Gulfport Gaslight District, should this funding body provide the wherewithal for it to be established, would be situated within walking distance of one of the premier industrial complexes in the region, if not in the state - the Port of Gulfport and its harbor. That withstanding, a successful, off-main street commercial corridor development doesn't amount to enhancing the profile of these particular neighborhoods; it enhances the business community of South Mississippi in general.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project promises to enhance the Gulf Coast tourism industry based on its unique vantage point to identify, promote, and sustain cultural heritage and tourism, given this project's proximity to one of the most significant, historic, Black enclaves in Southern Mississippi. We anticipate this to deliver a diversified clientele to businesses, bolster recidivism, increase year-round tourism, and play into international interests.
13	Infrastructure project for business retention and development	Improving the beauty and integrity of the architectural environment, we will not only provide a marketable business corridor, luring other entrepreneurs to the district; it will exponentially improve our capacity to keep those existing businesses we have. The resulting sense of pride is expected to cultivate staying power for business retention and nurture the development of new and existing businesses alike.

Gulf Coast Restoration Fund Funding Request

Applicant: Gillum-Young, Robinson & Harris

Project Name: Gulfport Gaslight District

14	Enhances research and innovative technologies in the region	This project provides the region with a first-of-its-kind case study of the economic impact of high-impact investing in traditionally underserved communities. The restoration of a historic architectural gem, the overhaul of commercial corridor infrastructure, and a lasting trauma-informed community reinvestment plan would attract economists, sociologists, and entrepreneurs the world over.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The Gulfport Gaslight District promises to double the number of for-profit, tax-contributing businesses. This development will directly create 5 FTE ongoing jobs and instigate entrepreneurship and job creation indirectly. Additionally, the businesses created will generate a minimum of \$5M in revenues over a twenty-year period. We confidently anticipate that the ultimate return on investment over the next 20 years will be exponential. Our metrics for success will include increased revenues along the corridor, improved property values in surrounding communities, bolstered socio-economic connection between the surrounding communities and the region, and a heightened tax base.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

Project Information

Project Year:	2026
Project Name:	Rental Car Ready Return Canopy - Tourism Access Project
Project Location:	Gulfport-Biloxi International Airport - See site map for specific location. 14035-L Airport Road Gulfport, MS 39503
County:	Harrison

Applicant

Name	Gulfport-Biloxi Regional Airport Authority
Contact:	Clay W.
Address 1:	14035-L Airport Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Mailing Address

Address 1:	14035-L Airport Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

Project Description/Overview

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

The proposed Rental Car Ready Return Tourism Access Canopy at Gulfport-Biloxi International Airport (GPT) is a strategic infrastructure investment that enhances traveler access, safety, and the overall customer experience. This project will improve a key gateway for visitors arriving to the Mississippi Gulf Coast, supporting the region's broader economic and tourism development goals.

The canopy will provide critical weather protection for travelers picking up or dropping off rental vehicles, offering dry walking surfaces during rain and shade during peak summer heat. These improvements will create a safer and more comfortable environment for passengers, while also helping to preserve the quality of rental vehicles staged in the lot. Enhancing this experience supports tourism by improving the first and last impression for visitors arriving by air.

This project builds on a recently completed \$1.6 million improvement initiative at the ready return lot. That effort expanded capacity from 154 to 202 parking spaces, resurfaced the lot, and added new signage and pavement markings. Infrastructure to support the future canopy, including structural foundations, electrical service, and drainage, was proactively installed during that phase. This readiness allows the canopy to be completed with minimal disruption to airport operations.

The canopy will serve six national rental car companies with active operations at GPT: Hertz, Avis, Budget, National, Enterprise, and Alamo. These companies play a vital role in supporting regional travel and visitor mobility. Matching funds for the project will be provided through the Customer Facility Charge (CFC) program, a dedicated revenue stream generated from rental car transactions. These funds are restricted for use in supporting rental car facility improvements at the airport and will be applied towards this project.

In addition to providing a functional and aesthetic improvement to the airport campus, the canopy is expected to support economic growth by encouraging increased rental car usage. A more efficient and comfortable experience for customers can contribute to higher levels of traveler satisfaction, leading to repeat travel and greater use of rental services. These improvements will also support the overall marketability of the airport as a modern, well-equipped transportation hub.

Enhancing traveler experience through improved ground transportation infrastructure may also contribute to growth in airport passenger traffic. Increased enplanements can positively impact other airport tenants and concessionaires, generating additional spending in terminal businesses such as food service, retail, and hospitality services. These indirect benefits strengthen the airport's economic footprint within the region.

Improved airport facilities also support the area's ability to attract and retain tourism, business travel, and potential private investment. As a key economic gateway, Gulfport-Biloxi International Airport serves as a critical access point for industries, institutions, and communities across South Mississippi. Continued investment in facility upgrades such as this project reinforces the region's reputation as a business-friendly, visitor-ready destination.

This project represents a targeted and shovel-ready investment in infrastructure that benefits both the traveling public and the regional economy. It reflects a phased and efficient development strategy, builds on existing improvements, and supports long-term growth. By improving transportation access and enhancing customer experience, the Rental Car Ready Return Tourism Access Canopy will contribute to the vitality and competitiveness of the Mississippi Gulf Coast for years to come.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

Project Timetable/Milestones

Estimated Start Date: 06/15/2026

Estimated Completion Date: 06/15/2028

Milestones

Phase 1 – Completed (Previously Executed Work)

Completed prior to current funding request.

Expanded parking lot from 154 to 202 spaces, Milled and overlaid existing lot surface, installed new signage and pavement markings, installed foundational infrastructure for future canopy (including: Structural footings, Electrical systems, Drainage systems). The cost of Phase 1 was \$1.6 million and was funded through a \$400,000 Multi-Modal grant from MDOT and \$1.2 million from Airport CFC funds.

Phase 2 – Canopy Installation for Areas 1, 2 & 5 (Current Phase Seeking Support)

Total Estimated Duration: 16-24 months (from project approval to closeout)

Milestones and Timeline:

1. Architect Selection (As needed), final design - Estimated duration: 2-4 months.
2. Bidding and Permitting - To be conducted immediately following architect selection - Estimated duration 2-4 months. Permitting is expected to be minimal (work occurs on airport uplands).
3. Construction – Canopy Fabrication & Installation - Estimated duration: 10-14 months. Milestones include Mobilization and staging, Fabrication of pre-manufactured canopy structures, Installation of columns, canopy system, electrical/lighting connections, Sectional completion for phased usability (Area 1 and Area 2).
4. Punch List and Project Closeout - Estimated duration: 1 month.
5. Final inspections, corrections, and financial reconciliation - Estimated duration: 1 month.

Phase 3 – Future Expansion

Dependent on future funding availability.

Milestones and Timeline: Additional canopy installations or related enhancements beyond Areas 1, 2 & 5.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

Funding Section	
GCRF Funds Requested	\$2,200,000
Total Matching Funds	\$3,500,000
Overall Total Funds	\$5,700,000
Applied For Matching Sources	There are no active applications for matching funds that have been applied for but not received.
Secured Matching Sources	Airport and CFC funding will be applied to this project in the amount of \$3,500,000. CFC funds are collected by the Airport's rental car concessionaires as a daily user fee. Therefore, 64.4% of the project will be paid for by user fees with 38.6% being public GCRF funding.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	2
Description of all phases	Phase 1 - Completed prior to current funding request. This phase expanded parking lot from 154 to 202 spaces and installed foundational infrastructure for future canopy construction. The cost of Phase 1 was \$1.6 million and was funded through a \$400,000 Multi-Modal grant from MDOT and \$1.2 million from Airport CFC funds. Phase 2 - Current GCRF Request. Canopy Installation for Areas 1, 2 & 5 as depicted on the attached drawing. Phase 3 - Future construction of Areas 3 & 4 as funding permits.
Current Full-Time Employment	76
Increase in Full-Time Employ From Proj	19
Total Full-Time Employment	95
Indirect Jobs Total	30

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The canopy project enhances the first and last impression for air travelers arriving on the Mississippi Gulf Coast, significantly improving the customer experience at a key transportation gateway. By creating a safer and more comfortable environment for visitors, the project supports regional competitiveness in the tourism and business travel markets. The airport is a vital access point for South Mississippi's economic activity, and improved rental car infrastructure reinforces its ability to attract and retain visitors. Increased traveler satisfaction promotes repeat visits and strengthens local businesses, contributing to a broader tax base. Additionally, rental car companies, as private sector stakeholders, are better positioned for success in a more modern, traveler-friendly environment, ultimately encouraging continued private investment.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This project demonstrates strong long-term value by improving rental car and airport facilities without burdening public finances. By investing in traveler infrastructure, it encourages increased rental car usage and supports higher enplanements, which in turn benefit food, retail, and hospitality services within the terminal in addition to broader, sustained regional economic growth. The attached Economic Impact study and year-over-year enplanement growth demonstrate that the phased development and targeted use of matching funds underscore the project's high return on investment, particularly in tourism-driven revenue. A more attractive and functional airport strengthens the region's economic resilience and helps secure future private-sector growth.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project is financially sustainable through a dedicated Customer Facility Charge (CFC), a restricted revenue stream collected from rental car transactions. This ensures that those who directly benefit from the improvements, rental car users, fund their share of the infrastructure. The CFC model promotes long-term financial independence and eliminates reliance on general funds or unpredictable grants. Moreover, the project builds on completed work, Phase 1 infrastructure that included canopy foundations, electrical, and drainage, ensuring an efficient Phase 2 implementation. The use of performance metrics such as CFC revenue, enplanement trends, and rental usage levels will enable ongoing evaluation and accountability over the project's lifespan.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The project exemplifies effective leveraging of diverse funding sources, including local CFC revenues (\$1.2 million), and prior state funds from the MDOT Multi-Modal Program (\$400K). By blending local and state contributions, the project maximizes the impact of funding and demonstrates sound fiscal stewardship. The CFC structure ties local user fees directly to infrastructure improvements, while the MDOT investment in Phase 1 has already produced tangible enhancements to the facility. This blend of sources not only accelerates project delivery but also ensures long-term viability and shared stakeholder investment in the airport's future.
5	Supported by multiple government or private sector entities	The canopy will directly benefit six national rental car companies operating at Gulfport-Biloxi International Airport: Hertz, Avis, Budget, National, Enterprise, and Alamo. These companies rely on functional and appealing facilities to serve thousands of passengers annually. The Airport Authority, which leads the project, has already demonstrated coordination by aligning the project with federal, state, and private interests. Public-private cooperation is evident in both the funding strategy and the mutual benefit to rental agencies and the traveling public. The project also complements broader regional economic and tourism objectives shared by multiple levels of government and business sectors.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

6	Can move quickly and efficiently to the design, engineering, and permitting phase	The project is shovel ready. Architectural drawings are complete, and all necessary permitting is either already in place or not required due to the location on previously developed airport property. Major groundwork, including foundations, electrical, and drainage systems, have already been installed under a previous construction phase, minimizing disruption and reducing construction time. The Airport Authority anticipates a 4-8 month procurement and permitting period followed by a 10-14 month construction phase. This readiness ensures that funds can be deployed efficiently and immediately, with high confidence in timely project delivery and minimal risk of delay.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The canopy enhances the airport experience for thousands of tourists visiting the Mississippi Gulf Coast each year, offering protection from inclement weather and extreme heat. As a gateway to the region, the airport shapes the first impression of incoming visitors. A welcoming, efficient, and comfortable rental car facility directly supports the region's image as a visitor-friendly destination. In turn, this improves the marketability of local attractions, hotels, and businesses. Supporting tourism infrastructure is central to improving quality of life for residents as well by sustaining jobs, increasing revenue for local services, and fostering pride in regional assets.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Gulfport-Biloxi International Airport is a vital regional asset supporting economic development, military operations, and civilian travel. This project directly enhances the airport's infrastructure by improving ground transportation connectivity. Better rental car facilities facilitate smoother transitions for travelers and strengthen the airport's role as a regional hub. As enplanements grow, the airport becomes more attractive to airlines, increasing travel options and competitiveness. Investing in airport infrastructure aligns with long-term regional development strategies and supports adjacent assets such as military bases, ports, and tourism corridors.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Rental Car Ready Return Canopy - Tourism Access Project

10	Transformational for the future of the region but creates a wider regional impact	The Rental Car Ready Return Tourism Access Canopy at Gulfport-Biloxi International Airport is transformational for the region by improving traveler safety, comfort, and first impressions, strengthening the Mississippi Gulf Coast's position as a visitor-friendly, business-ready destination. It builds on prior infrastructure investment and supports long-term tourism growth, higher enplanements (see enplanement growth), and regional economic resilience (see economic impact study). The canopy directly benefits six national rental car companies and indirectly boosts airport vendors, hotels, and attractions. As a key transportation hub, enhancements at GPT impact travel, commerce, and connectivity across South Mississippi, reinforcing the airport's role in broader regional development strategies.
13	Infrastructure project for business retention and development	Rental car agencies rely on safe, efficient, and weather-protected staging areas to maintain service quality and vehicle integrity. By enhancing infrastructure used by six national companies, this project supports business retention and positions the airport for continued service expansion. Improving the traveler experience also promotes growth in rental demand, which translates into increased revenue and job stability. Furthermore, better airport facilities indirectly support all airport-based businesses, from food vendors to maintenance contractors, by increasing customer throughput and satisfaction. This targeted infrastructure investment is a catalyst for broader economic activity across the airport and the region.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Runway 18-36 Extension - Airport Infrastructure Enhancement

Project Information

Project Year:	2026
Project Name:	Runway 18-36 Extension - Airport Infrastructure Enhancement
Project Location:	Gulfport-Biloxi International Airport - See site map for specific location. 14035-L Airport Road Gulfport, MS 39503
County:	Harrison

Applicant

Name	Gulfport-Biloxi Regional Airport Authority
Contact:	Clay W.
Address 1:	14035-L Airport Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Mailing Address

Address 1:	14035-L Airport Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Runway 18-36 Extension - Airport Infrastructure Enhancement

Project Description/Overview

Gulfport-Biloxi International Airport (GPT) is the second-largest airport in Mississippi, serving nearly 850,000 passengers annually. As a primary gateway to the Mississippi Gulf Coast, the airport plays a central role in supporting regional tourism, business travel, and military operations. The 1,600-acre facility includes a 160,000-square-foot terminal, a modern fixed-base operator (FBO), dedicated cargo infrastructure, and two runways. It also supports significant military activity, including the Mississippi Air National Guard's Combat Readiness Training Center and the Army National Guard's 1108th Theater Aviation Sustainment Maintenance Group.

The Mississippi Gulf Coast's tourism economy is heavily dependent on the reliability and capacity of its airfield. Currently, only Runway 14-32 (9,002 feet) is capable of supporting commercial airline, cargo, military, and larger general aviation aircraft. Runway 18-36, at 4,935 feet, is too short to function as a backup. This single-runway dependency introduces operational vulnerabilities that directly impact tourism, particularly when weather, construction, or unforeseen incidents cause delays or cancellations. Without an alternate runway, even minor disruptions can lead to cascading effects on airline schedules, visitor experiences, and traveler perceptions of the Mississippi Gulf Coast.

To avoid service interruptions, all work on Runway 14-32 (such as maintenance, resurfacing, and safety upgrades) must be compressed into overnight windows between 11:00 PM and 5:00 AM. These restricted hours limit work efficiency, inflate costs by as much as 25%, and create challenges for completing time-sensitive tasks like rubber removal and pavement marking. Nighttime humidity, fog, and visibility issues further degrade work quality and increase the likelihood of repeat efforts.

The lack of operational flexibility not only increases maintenance costs but also harms the visitor experience. Passengers arriving for leisure travel often face delays, diversions, or service disruptions due to unscheduled runway closures. This can result in missed hotel stays, shortened vacations, and negative perceptions that discourage repeat visitation. These disruptions also directly affect revenue streams for the airport, tourism operators, and local businesses. Estimated losses from closing Runway 14-32 include \$25,000 per hour, \$175,000 per day, and more than \$1.3 million per month, factoring in landing fees, passenger delays, lost terminal sales, and canceled or diverted flights.

The airport's ability to attract and retain tourism-related air service is also limited by its current infrastructure. Carriers and tour operators require dependable operating conditions and are reluctant to commit to destinations where reliability cannot be assured due in part to the absence of a suitable alternate runway.

The Runway 18-36 Extension Project addresses these challenges by improving operational resilience, passenger experience, and future growth potential. The project consists of three primary components:

1. Runway Extension:

Extend Runway 18-36 by 1,315 feet to reach a total length of 6,250 feet. This enhancement will allow the runway to accommodate a broader range of aircraft and serve as a functional alternate when Runway 14-32 is unavailable.

2. Taxiway Reconfiguration:

Realign Taxiway J to connect to the extended runway, ensuring safe and efficient aircraft movement while maintaining airfield geometry standards.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Runway 18-36 Extension - Airport Infrastructure Enhancement

3. Perimeter Road Relocation:

Shift the existing perimeter road to support the runway extension while preserving secure and controlled airfield access.

The extension of Runway 18-36 will reduce schedule disruptions, lower long-term maintenance costs, and enable more consistent visitor arrivals. Improved airfield reliability supports tourism by ensuring travelers reach their destinations as planned, enhancing satisfaction and increasing the likelihood of return visits. Additionally, the improvements strengthen GPT's position as a viable partner for airlines, tour operators, and cargo carriers seeking to expand in the region.

This project represents a critical investment in the long-term economic health of the Mississippi Gulf Coast. By supporting uninterrupted travel, enhancing safety, and positioning the airport for future growth, the Runway 18-36 Extension Project will improve the region's competitiveness and its ability to welcome visitors with the reliability and service quality they expect.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Runway 18-36 Extension - Airport Infrastructure Enhancement

Project Timetable/Milestones

Estimated Start Date:	06/15/2026
Estimated Completion Date:	04/15/2028
Milestones	
Project Element 1 - Project Design - Ongoing Estimated 10 months. a. Design, Permitting, Bidding and Procurement (6 months) b. Tentative Award & FAA Grant Application (3 months) c. Grant acceptance, Permanent Contract Award (1 month - anticipated mid-June 2026).	
Project Elements 2&3 - Construction - Estimated 22 months (GCRF Funding Request) a. Construction (18 months) b. Final inspection and punch list completion (2 months) c. Operational readiness and runway commissioning (1 month) d. Project closeout includes construction closeout, financial reconciliation and grant closeout (1 month)	

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Runway 18-36 Extension - Airport Infrastructure Enhancement

Funding Section	
GCRF Funds Requested	\$3,500,000
Total Matching Funds	\$13,500,000
Overall Total Funds	\$17,000,000
Applied For Matching Sources	MDEQ RESTORE (State) \$3,500,000
Secured Matching Sources	FAA (Federal) \$10,696,000 MDEQ RESTORE (State) \$1,360,000 (design) MDOT (State) \$372,000 GBRAA (Airport) \$1,072,000
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Runway 18-36 Extension - Airport Infrastructure Enhancement

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1312
Increase in Full-Time Employ From Proj	328
Total Full-Time Employment	1640
Indirect Jobs Total	30

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Runway 18-36 Extension - Airport Infrastructure Enhancement

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Runway 18-36 Extension Project significantly enhances the long-term competitiveness of the Mississippi Gulf Coast by improving operational resilience at Gulfport-Biloxi International Airport (GPT). Currently, the airport relies exclusively on Runway 14-32 for all commercial, cargo, and military traffic. When this runway is unavailable due to maintenance or weather, operations are disrupted, resulting in delays, diversions, and economic loss. By extending Runway 18-36 to 6,250 feet, GPT will gain a viable secondary runway capable of supporting a wider range of aircraft. This investment will safeguard the region's air connectivity, reduce costly interruptions, and support job creation and private sector investment tied to tourism, logistics, and defense.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The economic case for the runway extension is clear. GPT estimates losses of \$25,000 per hour and up to \$1.3 million per month when Runway 14-32 is closed. These figures reflect direct impacts on landing fees, concessions, and passenger-related revenues. The extension mitigates these losses by enabling uninterrupted operations and diversions to the upgraded secondary runway. Additionally, the project lowers future maintenance costs by eliminating the need for overnight-only work on Runway 14-32, which increases costs by up to 25%. These operational and financial efficiencies demonstrate a strong return on investment over the life of the project.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The project is structured to utilize RESTORE Act funding, FAA Airport Infrastructure Grant (AIG) funding and state matching funds, with GCRF funds serving as gap financing. GPT has a proven track record, securing over \$72M in construction and other grant investment from federal and state sources between 2020–2024 (see economic impact study).
5	Supported by multiple government or private sector entities	The runway extension is backed by commercial carriers, tourism officials, and key casino resort entities such as the Beau Rivage who rely on uninterrupted operations. See attached support letters.

Gulf Coast Restoration Fund Funding Request

Applicant: Gulfport-Biloxi Regional Airport Authority

Project Name: Runway 18-36 Extension - Airport Infrastructure Enhancement

6	Can move quickly and efficiently to the design, engineering, and permitting phase	With scope and construction plans prepared, the project is ready to proceed. GPT has successfully managed over 40 construction projects in the past five years, creating 471 jobs (see economic impact study) and demonstrating capability to deliver efficiently.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The extension directly improves the visitor experience by reducing the risk of disrupted flights, missed hotel stays, and shortened vacations. For a region reliant on tourism, this translates into better traveler satisfaction, higher repeat visitation, and improved perceptions of the Mississippi Gulf Coast as a reliable destination. Local businesses and hospitality providers also benefit from stable flight schedules. By ensuring travelers arrive as planned, the project helps maintain revenue streams and enhances the business environment for both existing operators and future investors.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	GPT is a vital regional asset, supporting commercial travel, air cargo logistics, and significant military operations. The existing infrastructure limits the airport's ability to fulfill this multifaceted role, particularly during disruptions. This project strategically enhances GPT's airfield, making it more flexible, dependable, and capable of accommodating military, commercial, and cargo growth. The result is greater operational readiness for the National Guard, stronger support for regional economic drivers, and an airport positioned to serve as a resilient transportation hub for the Gulf Coast.
10	Transformational for the future of the region but creates a wider regional impact	The Gulfport-Biloxi International Airport's \$463M annual economic output and 1,312 jobs depend on airfield reliability. Extending Runway 18-36 ensures operational continuity, which supports regional tourism, defense readiness, and logistics across South Mississippi.
13	Infrastructure project for business retention and development	The extension directly supports aviation linked growth by ensuring uninterrupted airline service, helping retain and grow annual passengers while stimulating future regional investment.

Gulf Coast Restoration Fund Funding Request

Applicant: Hancock County Port and Harbor Commission

Project Name: Stennis International Airport Site 1 Hangar Development

Project Information

Project Year:	2026
Project Name:	Stennis International Airport Site 1 Hangar Development
Project Location:	7235 Texas Flat Road Kiln, MS 39556
County:	Hancock

Applicant

Name	Hancock County Port and Harbor Commission
Contact:	Blaine L.
Address 1:	14054 Fred and Al Key Road
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Mailing Address

Address 1:	14054 Fred and Al Key Road
Address 2:	
City:	KILN
State:	MS
Zip:	39556

Gulf Coast Restoration Fund Funding Request

Applicant: Hancock County Port and Harbor Commission

Project Name: Stennis International Airport Site 1 Hangar Development

Project Description/Overview

Hancock County Port & Harbor Commission (HCPHC) has made significant strides in developing Stennis International Airport into the premier aerospace and aviation hub. Recent investments in apron expansions, taxi lane extensions and hangar facilities, coupled with the establishment of the Stennis Technology Park and the Pearl River Community College Aerospace and Aviation Academy, have created a thriving ecosystem for innovation and growth. This proactive hangar development aligns directly with the 2019 Coastal Mississippi Investment Opportunities Analysis by the Gulf Coast Business Council and Gulf Coast Community Foundation, which identifies air and space as a critical sector for regional economic competitiveness to create jobs and grow businesses. Hangar development that expands capacity to support these key sectors including growing investment in defense builds strategic foundational infrastructure around key assets like Stennis Space Center and Stennis International Airport and supports core economic development activities.

HCPHC's strategic focus on attracting high-tech aerospace companies has culminated in a unique opportunity to host Skydweller Aero Inc., a global leader in unmanned aerial systems (UAS). Skydweller's groundbreaking solar-powered aircraft technology perfectly complements the region's aerospace ambitions and the strategic needs outlined in the aforementioned analysis. To fully realize this partnership's potential, Skydweller requires a dedicated, permanent hangar facility at Stennis International Airport. This critical infrastructure will support their planned expansion, including the creation of 79 high-paying jobs, a substantial investment in new equipment, and the basing of multiple unmanned aircraft valued at \$40 million. Providing this essential hangar space will solidify Skydweller's long-term commitment to Mississippi, accelerate their growth, strengthen the local aerospace industry, and decisively position the Gulf Coast as a global leader in UAS technology. The hangar project is designed to accommodate aircraft up to C130 specifications fully capable of supporting future tenants or programs and generating recurring revenue for HCPHC.

Gulf Coast Restoration Fund Funding Request

Applicant: Hancock County Port and Harbor Commission

Project Name: Stennis International Airport Site 1 Hangar Development

Project Timetable/Milestones	
Estimated Start Date:	07/01/2026
Estimated Completion Date:	07/01/2028
Milestones	
30% Design - 2 months (Completed) 60% Design - 3 months (In Progress) 90% Design - 5 months (In Progress) Bid & Contract - Award + 4 months Construction - Award + 20 months	

Gulf Coast Restoration Fund Funding Request

Applicant: Hancock County Port and Harbor Commission

Project Name: Stennis International Airport Site 1 Hangar Development

Funding Section	
GCRF Funds Requested	\$7,000,000
Total Matching Funds	\$2,500,000
Overall Total Funds	\$9,500,000
Applied For Matching Sources	\$2,000,000 from the Mississippi Development Authorities Airport Loan Program (invited to apply)
Secured Matching Sources	\$500,000 from Hancock County Port & Harbor Commission's Budget. Prior to award HCPHC will be \$500,000 in for 100% design which will be completed by award time.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Hancock County Port and Harbor Commission

Project Name: Stennis International Airport Site 1 Hangar Development

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	22
Increase in Full-Time Employ From Proj	57
Total Full-Time Employment	79
Indirect Jobs Total	43

Gulf Coast Restoration Fund Funding Request

Applicant: Hancock County Port and Harbor Commission

Project Name: Stennis International Airport Site 1 Hangar Development

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project will significantly bolster the long-term competitiveness of the Gulf Coast region by diversifying its economic base and establishing it as a leader in advanced aerospace and sustainable aviation. The hangar project will be a self-sufficient, publicly owned facility generating revenue annually for HCPHC at market rates. The direct creation of 79 high-paying, skilled private sector jobs at Skydweller Aero Inc. represents an immediate and substantial boost to regional employment. Beyond these direct jobs, the presence of a global leader like Skydweller is a powerful magnet for further private sector investment, attracting ancillary businesses, suppliers, and R&D partners to the Stennis International Airport ecosystem. This influx of new businesses and expanded operations will lead to a positive impact on the local and state tax base through increased property, sales, and income taxes, providing sustained revenue for critical public services and infrastructure improvements.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	This project strongly demonstrates the leveraging of diverse funding sources beyond BP settlement funds. The Hancock County Port & Harbor Commission (HCPHC) has already secured a \$2 million Airport Loan Program loan from the Mississippi Development Authority (MDA) specifically for the new 46,000 square foot hangar at Stennis International Airport. Furthermore, HCPHC is committing an additional \$1 million of its own funds towards the project. This combined \$3 million in non-BP settlement contributions from state and local public entities showcases a significant upfront investment and a clear commitment to leveraging multiple funding streams for this vital economic development initiative.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	HCPHC has already contracted with the design professional to complete 100% design prior to January 2026 with 30% design already completed and nearly \$250K in local match to date. This project has clear milestones and deadlines for each stage of the process. HCPHC has provided a schedule showing 20 months for construction completion.(See attached Army Corp of Engineers permit for Site 1 Hangar Construction at KHSa and 30% design documents)

Gulf Coast Restoration Fund Funding Request

Applicant: Hancock County Port and Harbor Commission

Project Name: Stennis International Airport Site 1 Hangar Development

10	Transformational for the future of the region but creates a wider regional impact	This technology has the potential to: 1. create High-Skilled Jobs: Skydweller's growth will fuel our region's economy with jobs in engineering, manufacturing, and maintenance. 2. Lead in Sustainable Aviation: Their zero-emission aircraft position our region as a leader in adopting innovative green technologies. 3. Revolutionize Various Sectors: Skydweller's technology can transform global connectivity, disaster relief, and environmental monitoring efforts across a wider region. 4. Increased federal spending on defense and national security requires hangar capacity to accommodate expected opportunities for the region. This project goes beyond our local area, fostering advancements with a ripple effect that can benefit the entire world. Please see links: https://www.weforum.org/agenda/2023/08/autonomousaircraft-could-make-flying-safer-easier-to-access-andmore-sustainable/ https://www.ainonline.com/aviation-news/businessaviation/2024-01-03/exploring-advances-autonomousflight-technology
14	Enhances research and innovative technologies in the region	The Skydweller is a solar-powered aircraft that can stay in the air for up to 24 days. It is an ideal platform for environmental research and testing new technologies. The permanent location of the Skydweller at Stennis International Airport will attract researchers and businesses from around the world, creating a vibrant research and innovation ecosystem in the region. The Skydweller can be used to collect data on air quality, climate change, and weather patterns. It can also be used to test new solarpowered technologies and satellite communications systems. The presence of the Skydweller at Stennis International Airport will transform the region into a hub for research and innovation in the aerospace, aviation, and STEM industries. https://www.sciencedirect.com/topics/engineering/highaltitude-long-endurance

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Harrison County Fairgrounds-Improvements and Updates

Project Information

Project Year:	2026
Project Name:	Harrison County Fairgrounds-Improvements and Updates
Project Location:	15321 County Farm Road Gulfport, MS 39503
County:	Harrison

Applicant

Name	Harrison County Board of Supervisors
Contact:	Catherine C.
Address 1:	1801 23rd Avenue
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Mailing Address

Address 1:	P.O. Drawer CC
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39502

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Harrison County Fairgrounds-Improvements and Updates

Project Description/Overview

The Harrison County Fairgrounds is a multipurpose, comprehensive sports and entertainment complex that serves all citizens of Harrison County as well as out of town visitors and guests to the Mississippi Gulf Coast. This complex includes 640 acres and hosts a variety of different events all year long, including festivals, dog and horse shows, various 5k runs, the MS Renaissance Festival, the County's annual Trunk or Treat event, and the MS Junior High & High School Rodeo. The largest annual event at the Fairgrounds is the Gulf Coast Winter Classic, which awards over a million dollars across the span of six weeks in the spring. The Fairgrounds' location is also in direct proximity to other County infrastructure, such as the Harrison County Sheriff's Training Academy, Lyman Senior Center, and the County Farm Road Storm Shelter, as well as various recreational options, including a splash pad and multi-field soccer complex.

In an effort to stimulate growth and economic development in our region in accordance with the goals and objectives of the Gulf Coast Restoration Fund, Harrison County proposes a project that will focus on improving and updating existing structures at the Fairgrounds. The focal point of this proposal is extending and covering the approximately 17,000 square ft. warm-up arena. This project will benefit those participating in various events at the Fairgrounds, particularly barrel racers, by giving them a warm-up arena that will be protected from the weather and other environmental elements. Adjacent to the warm-up arena is the 32,500 square ft. main arena, which currently has seating for approximately 1,200 people. This proposal requests funding that would allow for the main arena to receive updates as well, including painting, sandblasting, and replacing railings as necessary to preserve the arena's structural integrity while also improving the aesthetic value of this space.

As the 4th largest industry in the state, tourism is an integral part of Mississippi's economy. According to Visit Mississippi's 2023 Tourism Economic Contribution Report, approximately \$31.6 million was spent on average every day of 2023 by visitors in Mississippi, generating a total economic impact of approximately \$17.5 billion for the year. The tourism industry continues to grow exponentially, and Harrison County seeks to contribute to this economic growth by proposing a Fairgrounds project that will ultimately prove to be transformative for the region. In a 2016 study and master plan for the Fairgrounds, stakeholder interviews cited covering the practice arena and other visual improvements as necessary upgrades for this space. These proposed upgrades will help to attract more events to the Fairgrounds, thus benefitting the County directly while also creating wider economic impacts for the surrounding area. As visitors come to the area to enjoy the improved amenities at the Fairgrounds, they are likely to spend money in other sectors as well, including food and beverage, lodging, transportation, and retail.

By completing improvements and updates at the Fairgrounds, Harrison County hopes to draw more events and visitors, in turn boosting revenue and driving long-term economic growth along the Mississippi Gulf Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Harrison County Fairgrounds-Improvements and Updates

Project Timetable/Milestones	
Estimated Start Date:	07/01/2026
Estimated Completion Date:	12/31/2027
Milestones	
(July 2026) Award accepted and approved by Board	
(August 2026-September 2026) Procurement of Engineering Services	
(October 2026-December 2026) Engineering and Design	
(January 2027-February 2027) Bid Process for Construction	
(March 2027-November 2027) Construction Phase	
(December 2027) Project Closeout	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Harrison County Fairgrounds-Improvements and Updates

Funding Section	
GCRF Funds Requested	\$660,000
Total Matching Funds	\$165,000
Overall Total Funds	\$825,000
Applied For Matching Sources	Harrison County has not currently applied for other public and/or private sources of funding; however, the County continues to explore all funding options for this project.
Secured Matching Sources	Harrison County has committed to a 20% match for this project.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Harrison County Fairgrounds-Improvements and Updates

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	While an exact number of phases has not been completely defined at this time, this project should be considered part of an initial phase to complete improvements and updates.
Current Full-Time Employment	10
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	10
Indirect Jobs Total	100

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Harrison County Fairgrounds-Improvements and Updates

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	These facility upgrades will boost local interest and attract more visitors who are seeking out high-quality amenities.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Harrison County's Fairgrounds have already demonstrated long-term financial sustainability, which will be strengthened as the facilities are improved and updated to accommodate additional visitors and events. Project success can be measured by studying annual revenues and tracking the increased volume of visitors to the facilities as well as the surrounding area.
5	Supported by multiple government or private sector entities	This project is supported by various local entities, including SMPDD and the Harrison County Board of Supervisors.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Once project funding is awarded, Harrison County is prepared to move quickly to the design/engineering phase.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	As the 4th largest industry in Mississippi, tourism contributes billions of dollars a year both directly and indirectly to the State's economy. This project will provide an opportunity to increase annual tourism revenues by giving more visitors a reason to visit the Mississippi Gulf Coast. The Gulf Coast Winter Classic alone draws thousands of visitors to the Fairgrounds over a six-week period of time each spring.
10	Transformational for the future of the region but creates a wider regional impact	This project will benefit local residents who utilize the fairgrounds, but it will also create a wider regional impact by drawing more events and visitors to the area. The Fairgrounds provide facilities that are unique to the region, and investing in these facilities will help to promote and sustain long-term economic growth.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Mississippi Gulf Coast Advanced Research and Development Trust Fund

Project Information

Project Year:	2026
Project Name:	Mississippi Gulf Coast Advanced Research and Development Trust Fund
Project Location:	1801 23rd Avenue Gulfport, MS 39501
County:	Harrison

Applicant

Name	Harrison County Board of Supervisors
Contact:	Catherine C.
Address 1:	1801 23rd Avenue
Address 2:	
City:	GULFPORT
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Mailing Address

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Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Mississippi Gulf Coast Advanced Research and Development Trust Fund

Project Description/Overview

Harrison County is committed to fostering transformational economic development to enhance the health, safety, and welfare of all of its citizens and all of the communities in the Mississippi Gulf Coast region. The County proposes establishing the Mississippi Gulf Coast Advanced Research and Development Trust Fund that will create and maintain two subsidiary funds:

(1) the Mississippi Coast Venture Capital Fund to make incentivizing investments through revolving loans to, and revolving equity positions in, businesses that will foster immediate growth in jobs, tax base expansion, and Gross Domestic Product in the whole Coast region; dividends and principal and interest payments shall be paid to Trust Fund to be recycled.

(2) and the Mississippi Coast Advanced Research Fund to make investments in targeted research by Mississippi universities and other research institutions; as a condition of the investments in research, the Trust Fund shall take ownership of a major portion of any patents or copyrights produced by the recipient; the Trust Fund shall when applicable license use of patents and copyrights to enterprises receiving a loan or equity investment from the Venture Capital Fund.

Harrison County will create the Trust Fund and appoint Trustees in a Trust Agreement with Southern Mississippi Planning & Development District under Miss. Code Ann. §17-19-1. Under the Trust Agreement the County will transfer (donate) to SMPDD funds obtained by the County through this grant application and thereafter potentially from other grants to form the corpus of the Trust Fund. The County will never be under any obligation to transfer or donate any of its other funds, and the County will have no obligations or liability arising out of the Trust Fund and the Trustees management and investment of it. After the County transfers the grant The Trust Agreement will provide detailed terms and conditions for management of the Trust Fund, criteria for investments, and compliance with grantors' requirements for recipients of grant funds. SMPDD will provide only administrative services to the Trustees, but all policy-making, management of the Trust Fund, and investment decisions will be made and executed solely by the Trustees in compliance with the terms, conditions, and criteria of the Trust Agreement.

The County, from time to time, will also seek to establish one or more Harrison County Regional Economic Development Alliances under Miss. Code Ann., §§57-64-1, et seq., with one or more of the political subdivisions located in the County, region, and state, with the goal of providing additional sources of funding through Tax Increment Financing and other sources for projects that qualify for an investment from the Trust Fund.

County will apply for grants from other state, federal, and private foundation sources, to increase the corpus of the Trust Fund.

Trustees shall use, but not be limited to the following strategies:

1. Investments to incent innovative entrepreneurs, start-ups, small businesses, and high-paying jobs in economic activities that are enabled by digital technologies that collectively, cause major economic impact in the County and the region. However, the Trust Fund would also be available to incent major economic impact projects by large companies meeting the criteria.

(See attached document for additional strategies)

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Mississippi Gulf Coast Advanced Research and Development Trust Fund

Project Timetable/Milestones

Estimated Start Date:	07/01/2026
Estimated Completion Date:	06/30/2029
Milestones	
Project Start Date: July 2026 -Drafting Trust agreement with SMPDD -Drafting REDA's with cities within Harrison County, et.al. Program Confirmation: August 2026 -County/SMPDD enter Trust agreement with a small transfer of County funds to SMPDD to open bank accounts. -Trustees appointed in Trust agreement. -Begin entering REDA's. Trustees Enter Grant Agreement with MDA: September 2026 Trustees begin recruitment of applicants: October 2026 Trustees begin making investments with approved projects: November 2026 First Year of Program Complete/First \$10,000,000 invested: June 2027	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Mississippi Gulf Coast Advanced Research and Development Trust Fund

Funding Section	
GCRF Funds Requested	\$30,000,000
Total Matching Funds	\$0
Overall Total Funds	\$30,000,000
Applied For Matching Sources	N/A at this time; however, various avenues of funding will be considered in order to further develop the trust. Also, the \$30,000,000 request represents \$10,000,000 per year over a three year period of time. The intent of the Trust fund is to have at least 20% of the financing of approved projects to come from private debt and equity, in the aggregate.
Secured Matching Sources	N/A at this time.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Mississippi Gulf Coast Advanced Research and Development Trust Fund

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	1
Description of all phases	Phase 1 (Year 1)-Draft trust agreements, develop REDA's, enter into agreement with Trustees, begin making investments. Phase 2 (Year 2)-Trustees continue Investments. Phase 3 (Year 3)-Trustees continue investments.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	3000
Total Full-Time Employment	3000
Indirect Jobs Total	6000

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Mississippi Gulf Coast Advanced Research and Development Trust Fund

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	A major goal of this Trust will be to create high paying jobs for the region. In doing this, Mississippi will be able to retain and exponentially grow its workforce.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The intent of the Trust fund is to have at least 20% of the financing of approved projects to come from private debt and equity, in the aggregate.
5	Supported by multiple government or private sector entities	This project is supported by SMPDD and the Harrison County Board of Supervisors, and additional letters of support will be provided.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Investments will be upfront from Trustees to applicants, thus saving two years of lag from application to development.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project will dramatically increase the GDP of the whole coastal region and reverse the brain drain by greatly increasing job opportunities for a highly qualified workforce.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	This project is focused on startups and cutting-edge digital technologies, including AI, which are the highest growth industries in the present economy worldwide and will establish diverse, new high growth industries in the region.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project's Advanced Research fund targets Mississippi universities, regional research facilities, and Mississippi Gulf Coast Community College for funding innovative research in order to transfer new patents and copyrights to projects funded by the Venture Capital fund.
10	Transformational for the future of the region but creates a wider regional impact	This project is transformational in that it will provide venture capital and targeted research in cutting edge technology that will produce new inventions, patents, and copyrights for new businesses.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project enhances the following targeted industry clusters on the Gulf Coast: cybersecurity, Blue Economy, and food production.
14	Enhances research and innovative technologies in the region	See narrative in number 9 above.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Board of Supervisors

Project Name: Mississippi Gulf Coast Advanced Research and Development Trust Fund

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Detailed measurements will be added to this application.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: Coastal Revolving Loan Fund

Project Information

Project Year:	2026
Project Name:	Coastal Revolving Loan Fund
Project Location:	12281 Intraplex Pkwy Gulfport, MS 39503
County:	Harrison, Hancock, George, Jackson, Pearl River, Stone

Applicant

Name	Harrison County Development Commission
Contact:	Lavers B.
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Zip:	39503

Mailing Address

Address 1:	P.O. Box 6278
Address 2:	
City:	Gulfport
State:	MS
Zip:	39506

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: Coastal Revolving Loan Fund

Project Description/Overview

The Harrison County Development Commission (HCDC), on behalf of the six Mississippi coastal counties—Harrison, George, Stone, Jackson, Hancock, and Pearl River—proposes the creation of a Regional Revolving Loan Program to be funded by the Gulf Coast Restoration Fund.

This initiative is designed to enhance regional economic development efforts by providing flexible, gap-financing resources to support new business recruitment and the expansion of existing businesses. The program will serve as a critical tool to complement local and state economic development incentives and address funding shortfalls that may otherwise inhibit project success.

A multi-agency Loan Review Committee will be established, composed of: Local Economic Development Directors from each of the six counties, a representative from the BP Economic Restoration Fund Advisory Board, and South Mississippi Planning and Development District. Key Program Components and Eligible Uses of funds will include Equipment purchases, Infrastructure development, building improvements and renovations, and other eligible project needs as approved by the loan committee. Loan Terms & Accountability will be flexible terms tailored to project needs

ROI performance metrics and periodic reviews will be required for all funded projects. Claw-back provisions will be implemented to protect public investment in the event of non-performance. This program will be a catalyst for sustainable regional growth, encouraging collaboration across counties, strengthening our coastal economy, and ensuring long-term benefits for our communities.

We respectfully submit this proposal for consideration and funding.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: Coastal Revolving Loan Fund

Project Timetable/Milestones	
Estimated Start Date:	07/01/2026
Estimated Completion Date:	12/31/2030
Milestones	
If the project was approved, we would like to start the program as soon as possible. The timeline would start 2026-2031. The timetable and guidelines will be established by the approving committee, legislation, and local GCRF Delegation if approved.	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: Coastal Revolving Loan Fund

Funding Section	
GCRF Funds Requested	\$25,000,000
Total Matching Funds	\$5,000,000
Overall Total Funds	\$30,000,000
Applied For Matching Sources	The sources of matching funds will come from each local entity and or private business looking to utilize the grant funds.
Secured Matching Sources	General funds through HCDC will be the secured matching funds as the grantee.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: Coastal Revolving Loan Fund

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	1
Description of all phases	Phase one would be used to implement the program. If the program is utilized properly, the coastal counties could continue to grow the program as a region. As of now, there is no job creation. The approval process will include number of jobs, investment, etc. to justify economic development and growth to the communities.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: Coastal Revolving Loan Fund

Legislative Priorities Met Section

Priority	Description	Met By
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The program will be a long-term economic benefit as it would be a revolving program that allows flexibility for a client to borrow, pay back, and reborrow again with predetermined guidelines, continuing to generate revenue.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The funds would help fill the gap for business and industries for pieces of equipment, improvements, etc. for companies that can't receive traditional funding.
5	Supported by multiple government or private sector entities	This is a regional approach of funding for the six coastal counties on the MS Gulf Coast.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The revolving loan fund could be a tool kit to help attract companies as well as a tool for our existing business and industries to take advantage of.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: HCDC I-10 & Canal Road Site Development

Project Information

Project Year:	2026
Project Name:	HCDC I-10 & Canal Road Site Development
Project Location:	Exit near Love's Truck Stop. 9240 County Farm Rd, Gulfport, MS 39503
County:	Harrison

Applicant

Name	Harrison County Development Commission
Contact:	Bill L.
Address 1:	12281 INTRAPLEX PKWY
Address 2:	39564
City:	GULFPORT
State:	MS
Zip:	39503

Mailing Address

Address 1:	P. O. Box
Address 2:	
City:	Gulfport
State:	MS
Zip:	39506

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: HCDC I-10 & Canal Road Site Development

Project Description/Overview

Harrison County Development Commission (HCDC) currently has an option on 150+ acres of land to develop for economic development purposes. The site is located directly behind Love's Truck Stop and will be a premier location with easy access to the interstate. Most due diligence is completed for the project, and we are working with the Corps of Engineers for a 404 permit. We are applying for GCRF Funding for the second phase of our project. HCDC is seeking funds to help with the infrastructure needs to this site to include: water, sewer, roadway improvements, three phase power upgrades, and streetlights.

The project provides a mega site location for Harrison County Development Commission to market for industrial development. The land acquisition is under way for HCDC to purchase from the private developer. We appreciate the team for considering our application and are very appreciate for GCRF Funding to acquire the property in the past, and hope you will consider this application for the second phase of our project development phase.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: HCDC I-10 & Canal Road Site Development

Project Timetable/Milestones	
Estimated Start Date:	06/30/2025
Estimated Completion Date:	08/28/2027
Milestones	
We anticipate closing on the property by December 2025. Once the purchase is complete, we can start the process of developing the site in 2026.	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: HCDC I-10 & Canal Road Site Development

Funding Section	
GCRF Funds Requested	\$4,013,163
Total Matching Funds	\$1,003,290
Overall Total Funds	\$5,016,453
Applied For Matching Sources	Not applicable
Secured Matching Sources	\$1,003,290.64- Matching funds will be from Harrison County Development Commission's Operating Funds. \$4,016,453.00- GCRF Funding that we are applying for in this application. \$5M- Total Cost of the project.
Previously Funded With GCRF Funds	Yes
Legislative Session	2023

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: HCDC I-10 & Canal Road Site Development

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	2
Description of all phases	The project will be a three-phase approach to developing the land for a mega site location. We are now in the end phase, phase one of acquiring the property and a 404 permit. The second phase of the site includes development of the land and to development of land and to develop another portion of the land.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Development Commission

Project Name: HCDC I-10 & Canal Road Site Development

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This site will create a long-term competitive site for new industry development, increase the tax base, new jobs, new investment opportunities for Harrison County.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Yes
10	Transformational for the future of the region but creates a wider regional impact	Yes

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

Project Information

Project Year:	2026
Project Name:	Harrison County Career and Technical Workforce Development Program and Facility Expansion
Project Location:	15600 School Road Gulfport, Mississippi 39503 Career and Technical Education Center
County:	Harrison

Applicant

Name	Harrison County School District
Contact:	Preston N.
Address 1:	15600 School Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Mailing Address

Address 1:	15600 School Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

Project Description/Overview

The Harrison County Career and Technical Education Center, located at 15600 School Road, Gulfport, MS, is the workforce training center for the Harrison County School District. During the 2024-2025 school year, three hundred and thirty-four (334) high school students received workforce development training at the Career and Technical Education Center.

Forty-seven years ago, the Harrison County Career and Technical Education Center, formerly named the Vocational Technical Training Center, opened its doors across the street from Harrison Central High School. At that time there were two high schools in the Harrison County School District: Harrison Central High School and D'Iberville High School. Due to the distance from DHS to the Career and Technical Center only students from HCHS could enroll in career and technical programs. In 2005, after Hurricane Katrina, the Harrison County School District experienced an unprecedented increase in student enrollment due to the population growth north of Interstate 10. This growth greatly impacted the number of school age students now residing in the Harrison County School District. An additional high school was needed to serve high school students living in the west side of the district, and in the fall of 2008, West Harrison High School was built at 10399 County Farm Road. Similarly, in the east side of the district, D'Iberville's population increased prompting the need for a larger high school, thus in the fall of 2009, a new D'Iberville High School was built at 15625 Lamey Bridge Road. The Career and Technical Education Center strives to provide workforce training opportunities to interested students from all three high schools, but the center remains the same size as it was when built in 1975, with no expansions or renovations to the career and technical building. In the 1970's, a Carpentry shop and Masonry shop were built on the Harrison Central High School campus, across the street from the Career and Technical Center, but only the old Carpentry shop remains and is outdated for today's workforce training needs. It is our GOAL to expand the existing Career and Technical Education Center by adding an additional 14,650 square feet of usable area to the existing facility. Students from all three of the district's high schools will have the opportunity to attend the CTE Center. The GCRF grant would provide the funding needed to expand the Career and Technical Center and provide additional workforce training programs that are in demand. The new addition would include a state-of-the art Culinary Arts Center, an Engineering classroom w/lab, Carpentry expansion, an accredited Educator Prep classroom, an HVACR shop with a classroom, and upgrades to the existing building. In consideration of an approximately 40% walls and circulation area the total net area would be 20,510 square feet. We have worked diligently within our means, but we no longer have space to meet the continued growing demand for new CTE programs. The Harrison County School District is one of the only school districts in the state without a Culinary Arts Program which is a major Mississippi coast industry. Mississippi Occupational Employment Projections for years 2022-2032 supports the employment growth in CTE programs that we currently offer and shows growth in the additional programs of Culinary Arts and HVACR. Land to build the expansion has been secured on the south side of the Career and Technical Center, therefore no land purchase is required. The Harrison County school district is an "A" rated school district with a student population of approximately 14,000. Harrison County School District has a total of 24 schools: 12 Elementary Schools, 4 Elementary/Middle Schools, 2 Middle Schools, 3 High Schools, 1 Child Development Center, 1 Career and Technical Center, and 1 Alternative School. The VISION of the Harrison County Career and Technical Education Center is dedicated to the establishment of a 21st Century workforce education environment where motivated students are empowered to excel, engaged in learning, and prepared to transition into the workforce of higher education upon graduation from high school. This project supports the GOALS of the Harrison County Career and Technical Education Center, the Harrison County School District, and the community, parents, and students residing in the Harrison County School District.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

Project Timetable/Milestones

Estimated Start Date:	10/01/2026
Estimated Completion Date:	10/01/2028
Milestones	
Harrison County School District Career and Technical Education Center Workforce Development Program and Facility Expansion	
October 2026 - Programming, architectural survey, and civil survey	
January 2027 - Geotechnical, asbestos survey, department meetings, program review, and schematic design	
March 2027 - School district reviews previous scheduled items.	
April 2027 - Design development	
June 2027 - Review design and construction documents	
August 2027- Advertise and receive bids	
September 2027 - School board approval and award bid	
October 2027 - Begin construction	
October 2028 - Complete Constuction	
From time of start to completion of construction: 24 months	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

Funding Section	
GCRF Funds Requested	\$5,784,600
Total Matching Funds	\$3,000,000
Overall Total Funds	\$8,784,600
Applied For Matching Sources	No other source of matching funds has been applied for from public or private sources.
Secured Matching Sources	The Harrison County School District promises to commit \$3,000,000 in district funds to help fund the expansion project. The district will also provide the land for the project.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	15
Increase in Full-Time Employ From Proj	4
Total Full-Time Employment	19
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Harrison County Career and Technical Center's focus is to provide workforce and career-development education to high school students based on the workforce employment needs for Mississippi and beyond. Upon graduation, and completion of a 2-year CTE program, students will be ready to transition to internships, apprenticeships, continued training at the community college, or enter the workforce. By providing CTE workforce development programs that align with Mississippi's workforce needs, and the opportunity for high-wage, high-skilled jobs, a higher percentage of young people will remain invested in Mississippi. Students enrolled in CTE earn industry certifications and WorkKeys certifications that are recognized by business and industries in Mississippi. The Harrison County Career and Technical Center prepares students for Mississippi jobs with the goal of building a strong workforce that will result in a significant positive impact on the tax base and job creation in the state.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Expanding the CTE Center will significantly impact the long-term competitiveness of the labor force for all regions of the state. The creation of new programs that align with the state's labor market demands will result in students entering the labor market with advanced training and skills. Business and industries in Mississippi would benefit financially by employing young people that have marketable employability skills that lead to long term employment.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Investing in the expansion of the Career and Technical and CTE programs is an investment in the future of Mississippi. Our main goal is building a labor force with high-skilled employees for high-demand jobs in Mississippi. The current Career and Technical Education Center has been providing training programs to high school students over a period of 40 years. The additional space and new programs will continue the tradition of high-quality career and technical education for an additional 40 years or more. The outcomes for students that complete a 2-year program is direct employment by companies, such as Ingall, Chevron, Nissan, medical facilities, business and marketing industries, casino industry, restaurants, auto industries, and many more. CTE increases the number of students attending community college for advanced skilled training and national certifications earned demonstrate their skill level attained by completing a 2-year CTE program.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The Harrison County School District is an A-rated district with a solid financial standing. The district's system of financial planning, budgeting, and internal financial controls is well regarded, and it plans to continue its sound fiscal management to meet the challenges of the future. The Harrison County School District operates on state and federal monies.
5	Supported by multiple government or private sector entities	The Career and Technical Center receives financial support from the federal Carl Perkins V CTE grant which funds 49% of a CTE teacher's salary. The Perkins grant provides professional development training for CTE teachers and helps cover the cost of some of the equipment needed for workforce development training. Additional salary funds come from the Mississippi Adequate Education Program (MAEP), and the Harrison County School District. The Mississippi Department of Education oversees the quality of all CTE programs based on eight indicators of performance. The Research and Curriculum Unit (RCU) of Mississippi State University monitors all CTE testing and provides assessment analysis to Districts. The Harrison County Career and Technical Center meets or exceeds the performance indicators and ranks in the top percentages in all state and national workforce testing.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Harrison County School District has contracted with Hardy and Associates/Architect, PLLC to develop the design blueprint, and coordinate all phases of construction including environmental testing, land development, and permits.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Harrison County School District is comprised of approximately 450 square miles, including nine unique communities, each with a rich cultural heritage and diverse population. This area includes casinos, tourist attractions, fishing and boating, beach facilities, restaurants, and hotels. CTE programs such as the addition of a Culinary Arts program and HVACR program will enhance the quality of trained employees to support the coast's growing tourist and service economy.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	A portion of the GCRF grant will provide monies to update the welding shop to today's workforce standards. We have developed a partnership with Ingalls Shipbuilding and many of our former students are now employed with Ingalls. An expansion to the Carpentry shop will provide training for students that plan to work in the construction industry and attract industry to hire high school graduates that completed 2-years of training under an NCCER certified instructor. All CTE students take the WorkKeys certification exam which is a valuable credential for students and job seekers. Business and Industry give priority employment to individuals that score well on the WorkKeys exam as it is used to verify foundational workplace skills.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The current and future programs offered at the Career and Technical Education Center are identified by the Twin Districts Workforce Development Area, year 2022 projected to year 2032, as growing sectors of employment in the region. Expansion of the Career and Technical Center will provide a training facility to add Culinary Arts, HVACR, an Engineering classroom, an Educator Prep class, and an expansion in Carpentry. We currently offer manufacturing programs such as welding, precision machining, and construction which prepares students to enter into those high-demand career fields. Most students who wish to continue their education upon graduating from high school enroll at Mississippi Gulf Coast Community College to pursue advanced training for higher skill-level jobs.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

10	Transformational for the future of the region but creates a wider regional impact	Current and future CTE programs support the need for an increased labor supply in several targeted industry clusters in the region. The addition of a Culinary Arts program increases the labor supply for the casino industry where culinary and food/nutrition employees are needed. We also offer programs that lead to employment with Ingalls and other advanced manufacturing industries in the region. Health Science students enroll in postsecondary medical programs at MGCCC.
11	Enhances the marketability of existing industrial properties	The average CTE enrollment per school year is 350 students. By expanding the Career and Technical Center, and the addition of new programs, the increase in the number of students completing a 2-year CTE program provides existing business/industry potential employees that have marketable skills and are ready for further training upon graduating high school.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The Harrison County Career and Technical Center strives to become a Center of Excellence for training students who wish to pursue careers in culinary arts, welding, construction, HVACR, precision machining, auto service technology, business and marketing, engineering, healthcare, and education. Employment opportunities in Mississippi abound in all of these high-demand career fields. Students that complete 2 years of high-skilled training in these high-demand fields will help fill the labor shortage that exists in the region and state.
13	Infrastructure project for business retention and development	Each program at the Career and Technical Education Center has a business/industry advisory council made up of local businesses and industry partners that support our current and future programs. Industries such as Ingall's Shipbuilding, US Marine, Stennis Space Center, Singing River Hospital, Memorial Hospital, MGCCC, William Carey University, Island View Casino, IP Casino, Harrison County Development Commission, and Gulfport Chamber of Commerce are a few of our supporters. The Career and Technical Center's main goal is to provide students with hand-on, real-world learning experiences, and develop critical and creative thinking skills. Every Student Succeeds Act, the Workforce Innovation and Opportunities Act, and the Carl D. Perkins V Act continue to increase both opportunities and demand for CTE. A skilled workforce contributes to business retention and development.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County Career and Technical Workforce Development Program and Facility Expansion

14	Enhances research and innovative technologies in the region	Curriculum for all 2-year programs taught at the Career and Technical Center is developed by the Research and Curriculum Unit of Mississippi State University and is updated every 5 years to keep current with research and innovative technology changes.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Our mission is to equip students with technical, academic, and employability skills to have success in the workplace and contribute to an educated labor force. Many jobs in Mississippi require skills training, more than just a high school diploma, but less than a 4-year degree. CTE training can fill employment gaps in Mississippi's key industries. Employment opportunities contribute to the region's population growth and increases the state's tax base. A trained workforce results in positive outcomes for the state's economic health by attracting more business and industries to Mississippi. CTE prepares students for the high wage and high demand career fields of the 21st century. Expansion of the Career and Technical Center and adding new programs, such as culinary arts and HVACR provides opportunities for students to prepare for careers and support local economies.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

Project Information

Project Year:	2026
Project Name:	Harrison County School District Rail Relocation Project
Project Location:	30°25'48"N 89°05'23"W, Gulfport, MS, 16th Section Land, bounded by I-10, Hwy 49, Three Rivers Rd., and Creosote Rd.
County:	Harrison, George, Hancock, Jackson, Pearl River, Stone

Applicant

Name	Harrison County School District
Contact:	Lauren E.
Address 1:	11072 Highway 49
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Mailing Address

Address 1:	11072 Highway 49
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

Project Description/Overview

Harrison County School District Rail Relocation Project

Harrison County School District

Entity's Federal Tax Employer Identification Number (EIN): 646000430

POC Name: Superintendent William Bentz and Lauren Esposito, 16th Section land manager

Phone Number: 228-539-6503

Address: 11072 US HWY 49, Gulfport, MS 39503

Email: lesposito@harrison.k12.ms.us

Project Narrative Summary

The Harrison County School District (HCSD), in partnership with regional stakeholders, is seeking \$6,150,000 in Gulf Coast Restoration Fund (GCRF) support to implement the 16th Section Rail Relocation and Realignment Project—a transformational infrastructure investment designed to unlock more than 45 acres of prime, yet currently underutilized, development land in Gulfport, Mississippi. Located at the heavily trafficked intersection of Interstate 10 and Highway 49. An outdated shortline rail corridor and past industrial contamination have long constrained this site. With GCRF investment, this site can be transformed into one of the region's most significant economic development opportunities.

At the heart of this initiative is relocating approximately 2,000 linear feet of shortline rail and utilities that currently bisect the site. This realignment enables infrastructure to remove physical, safety, and economic barriers, transforming the site from a former Superfund-designated parcel into a shovel-ready commercial corridor. Upon completion, the project is projected to catalyze over \$80 million in private sector investment, resulting in over 300,000 square feet of retail, dining, and commercial space.

This project meets several legislative priorities of the GCRF program, including promoting economic growth, creating jobs, enhancing tourism, fostering private capital investment, and improving public assets. Specifically, the redevelopment of this 16th Section land will generate an estimated \$80 million to \$100 million in gross annual sales, create over 700 permanent jobs, and result in \$21 million to \$28 million in new annual payroll. These jobs will be concentrated in the retail, tourism, and hospitality sectors, significantly enhancing regional employment opportunities.

The project will also generate sustained public benefits for the citizens of Harrison County and the State of Mississippi. The anticipated private commercial leases will produce \$500,000 to \$750,000 in recurring annual revenue for the Harrison County School District, creating a dedicated and stable funding stream to support K-12 education. The increased tax base from property, sales, and income taxes will also benefit Gulfport, Harrison County, and the broader Gulf Coast economy.

The development's location at a major interstate interchange ensures that it will serve as a regional commercial anchor, increasing Gulfport's capacity to attract and serve tourists, shoppers, and employers. With over 10,000 vehicles per day expected to access the site and an estimated 820,000 to 1.4 million new tourism visits annually, the project will significantly enhance the region's economic footprint and reinforce Mississippi's long-term recovery and growth strategy.

GCRF funding is essential to deliver the rail and utilities relocation—the single critical public infrastructure

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

improvement required to activate private development. The return on this public investment is projected to be a private-to-public ratio 13:1, far exceeding traditional economic development benchmarks. Without this public support, the site will remain constrained and underutilized, preventing millions in economic output and public benefit from being realized.

In summary, the 16th Section Rail Relocation and Realignment Project is a high-impact, data-supported proposal that embodies the purpose and priorities of the GCRF. It leverages public infrastructure to unlock private capital, drives measurable economic development, enhances public educational assets, and creates a sustainable benefit for the Mississippi Gulf Coast. This project is not only shovel-ready—it is future-ready, and it merits funding through the GCRF program.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

Project Timetable/Milestones

Estimated Start Date: 07/01/2026

Estimated Completion Date: 01/31/2028

Milestones

Project Timeline (Duration-Based)

Phase	Duration (Calendar Days)	Description
Engineering & Design	120 days	Final design and technical coordination with utilities and rail
Environmental Compliance & Permitting	60 days	Superfund site coordination and permitting
Bid Solicitation & Contractor Selection	45 days	Bidding process and contractor award
Construction Mobilization	30 days	Execution of rail, power, and fiber line relocations
Final Completion & Commissioning	30 days	Final inspections and system activation
Final Reporting & Closeout	30 days	Reimbursement, reporting, and grant closeout with MDA

Total Duration: 525 Days (~17.5 months)

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

Funding Section	
GCRF Funds Requested	\$6,150,000
Total Matching Funds	\$0
Overall Total Funds	\$6,150,000
Applied For Matching Sources	Harrison County School District is requesting 100% GCRF funding for the project. Public schools are exempt from the 20% local match requirement.
Secured Matching Sources	N/A
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	Phase 1 - relocation of the rail line and utilities. Phase 2 - private sector development estimated to be \$80M
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	700
Total Full-Time Employment	700
Indirect Jobs Total	100

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project meets several legislative priorities of the GCRF program, including promoting economic growth, creating jobs, enhancing tourism, fostering private capital investment, and improving public assets. Specifically, the redevelopment of this 16th Section land will generate an estimated \$80M private sector development resulting in \$80 million to \$100 million in gross annual sales, create over 700 permanent jobs, and result in \$21 million to \$28 million in new annual payroll. These jobs will be concentrated in the retail, tourism, and hospitality sectors, significantly enhancing regional employment opportunities.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	GCRF funding is essential to deliver the rail and utilities relocation—the single critical public infrastructure improvement required to activate private development. The return on this public investment is projected to be a private-to-public ratio 13:1, far exceeding traditional economic development benchmarks. Without this public support, the site will remain constrained and underutilized, preventing millions in economic output and public benefit from being realized.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	This project meets several legislative priorities of the GCRF program, including promoting economic growth, creating jobs, enhancing tourism, fostering private capital investment, and improving public assets. Specifically, the redevelopment of this 16th Section land will generate an estimated \$80 million to \$100 million in gross annual sales, create over 700 permanent jobs, and result in \$21 million to \$28 million in new annual payroll. These jobs will be concentrated in the retail, tourism, and hospitality sectors, significantly enhancing regional employment opportunities.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	GCRF funding is essential to deliver the rail and utilities relocation—the single critical public infrastructure improvement required to activate private development. The return on this public investment is projected to be a private-to-public ratio 13:1, far exceeding traditional economic development benchmarks. Without this public support, the site will remain constrained and underutilized, preventing millions in economic output and public benefit from being realized

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

5	Supported by multiple government or private sector entities	Supported by the Harrison County School District and private sector equity investors (that cannot be disclosed at this time)
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Harrison County School District owns the 16th Section land where the project will be located and can begin the project as soon as GCRF funding is made available.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	In summary, the 16th Section Rail Relocation and Realignment Project is a high-impact, data-supported proposal that embodies the purpose and priorities of the GCRF. It leverages public infrastructure to unlock private capital, drives measurable economic development, enhances public educational assets, and creates a sustainable benefit for the Mississippi Gulf Coast. This project is not only shovel-ready—it is future-ready, and it merits funding through the GCRF program.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The transformation of a blighted Superfund site into a modern retail and restaurant corridor is expected to encourage complementary development of nearby parcels, including hospitality, housing, and support services. Proximity to existing attractions—such as the Gulfport Premium Outlets, Mississippi Aquarium, and Island View Casino—positions the project as a regional anchor and growth catalyst for the entire I-10 corridor. This data-driven and fiscally leveraged initiative reflects the Gulf Coast Restoration Fund's core intent by producing measurable economic outcomes, attracting sustained private capital, and delivering long-term public benefit.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The proposed relocation will eliminate at-grade rail crossings, improve traffic flow and safety, and reestablish continuous access across the site. These outcomes constitute direct improvements to public infrastructure—removing obsolete transportation features, resolving longstanding public safety concerns, and preparing the site for shovel-ready development. Importantly, this investment restores functional value to public land owned by HCSD, turning it into a revenue-generating asset that can support K–12 public education across the district for generations. Beyond the physical improvements, the realignment enhances the operational integrity of the Bayou Bernard Industrial Park, maintaining essential freight service while eliminating conflicts with future development. The project preserves this critical transportation asset while modernizing its alignment to meet current economic and community needs—one of the central goals of GCRF infrastructure funding.
10	Transformational for the future of the region but creates a wider regional impact	The transformation of a blighted Superfund site into a modern retail and restaurant corridor is expected to encourage complementary development of nearby parcels, including hospitality, housing, and support services. Proximity to existing attractions—such as the Gulfport Premium Outlets, Mississippi Aquarium, and Island View Casino—positions the project as a regional anchor and growth catalyst for the entire I-10 corridor. This data-driven and fiscally leveraged initiative reflects the Gulf Coast Restoration Fund's core intent by producing measurable economic outcomes, attracting sustained private capital, and delivering long-term public benefit.
11	Enhances the marketability of existing industrial properties	The 16th Section Shortline Rail Relocation and Re-alignment Project is a catalyst for economic revitalization that directly aligns with the Gulf Coast Restoration Fund's statutory priority of promoting economic growth through infrastructure development, public-private investment, and workforce expansion. By unlocking more than 45 acres of prime real estate—previously constrained by an outdated and poorly aligned shortline rail segment—this project transforms a blighted former "Superfund" site into a shovel-ready economic development engine.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County School District

Project Name: Harrison County School District Rail Relocation Project

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The project site lies at the intersection of two of South Mississippi's most heavily traveled transportation arteries: Interstate 10 and Highway 49. This prime location places the development at a critical gateway for tourists traveling between New Orleans, Mobile, and the Mississippi Gulf Coast. With an estimated 10,000+ vehicles per day accessing the site, the development will become a convenient and attractive stop for regional and interstate visitors.
13	Infrastructure project for business retention and development	The new jobs and wages will generate a multiplier effect, supporting indirect employment in transportation, logistics, warehousing, and other support sectors. The increase in consumer spending power—driven by over \$20 million in new household income—will also boost demand for housing, local services, and education, strengthening Gulfport's local economy. Furthermore, the project's anticipated daily traffic of over 10,000 vehicles—much of it tied to tourism—will solidify Gulfport as a regional destination. The increased workforce will expand the city's capacity to accommodate and serve this traffic, improving customer service and encouraging return visitation.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	ANTICIPATED ECONOMIC OUTCOMES: • \$80 million to \$100 million in annual gross sales revenue from the new commercial tenants • Over \$21 million to \$28 million in new annual payroll from 700+ permanent jobs • Temporary construction employment tied to the initial \$80 million in capital improvements • Estimated \$3.5 million to \$4.5 million in annual state and local sales tax revenues • Estimated \$1.2 million to \$1.5 million in annual property tax revenue to the City of Gulfport and Harrison County • Lease revenues from 16th Section land projected at \$500,000 to \$750,000 per year for the Harrison County School District These financial outcomes will benefit the State of Mississippi, Harrison County, and the City of Gulfport through increased general fund revenues, education funding, and economic diversification.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

Project Information

Project Year:	2026
Project Name:	Harrison County Law Enforcement Training Academy - Phase II
Project Location:	13960 James Bond Rd Gulfport, MS 39503
County:	Harrison

Applicant

Name	Harrison County Sheriff's Office
Contact:	Chelsea B.
Address 1:	10451 Larkin Smith Dr.
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39503

Mailing Address

Address 1:	P.O. BOX Drawer CC
Address 2:	
City:	Gulfport
State:	MS
Zip:	39503

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

Project Description/Overview

The Harrison County Sheriff's Office established and operates the Harrison County Law Enforcement Training Academy (HCLETA) that was constructed through Phase I. Today, it continues to serve as a center of excellence for training along the Mississippi Gulf Coast, supporting the six coastal counties and drawing in more than 150 agencies at municipal, county, state, and federal levels across the region and beyond. Each year, the academy conducts four full basic cadet classes with an average of 30 cadets per class, in addition to hundreds of hours of advanced and specialized training. To build upon that foundation, HCSO seeks funding for Phase II of the academy's expansion.

Phase II focuses on advancing the safety, preparedness, and operational effectiveness of law enforcement officers across the Mississippi Gulf Coast through the construction of a dedicated Emergency Vehicle Operations Course (EVOC). This essential training facility will elevate the quality and accessibility of training while creating significant regional and economic benefits. Visiting agencies will generate new revenue for local hotels, restaurants, and retail businesses, while construction and ongoing operations will utilize local contractors and vendors. With GCRF funding, we will design, prepare, construct, and fully equip this critical facility, while HCSO contributes in-kind support through site management, personnel, and operational oversight. This project will ensure HCLETA continues to set the standard for law enforcement training across the six coastal counties and while regularly serving more than 150 agencies, including municipal, county, state, and federal entities.

Currently, officers and cadets lack access to a fully developed, specialized environment for high-pressure driving scenarios. While HCLETA has a basic driving area, it requires instructors to manually lay out courses to simulate real-world conditions, which limits realism, efficiency, and consistency. Emergency vehicle operations are among the highest-risk activities for law enforcement, yet the current setup does not meet the need for advanced and scenario-based training. Motor-vehicle-related incidents are one of the leading causes of on-duty deaths for law enforcement officers. According to the FBI, the Southern region saw the highest number of fatalities in 2024, many from vehicle accidents. An on-site, purpose-built EVOC will allow HCLETA to deliver safer, more realistic training and better prepare officers to serve and protect communities across the region.

The EVOC will be designed to simulate real-world driving conditions through features such as a high-speed loop, skid pad, and an urban grid that mirrors city intersections. The course will include complex elements such as sharp turns, obstacle avoidance, and pursuit scenarios, all within a controlled environment designed to prioritize safety. Training will also account for adverse weather conditions to prepare officers for a range of situations. Combined with classroom instruction, the course will provide a comprehensive and realistic foundation for emergency vehicle operations.

The expansion of HCLETA with the addition of the EVOC will provide critical benefits that extend far beyond our agency. With the closest comparable EVOC located 2.5 hours away in Zachary, Louisiana—and hosting only one class per year for 20 participants. This highlights a clear regional demand for accessible, high-quality training. By constructing our own EVOC, we will increase the frequency, quality, and scope of training for agencies across the Gulf Coast and beyond.

Economically, the EVOC will have a direct and lasting impact on the region. Local access to specialized training will save agencies thousands in travel and lodging costs, allowing them to reinvest those savings into officer development and equipment. The facility will attract outside agencies and specialized training programs, bringing instructors, trainees, and visitors to the Gulf Coast. This activity will support local hotels, restaurants, and businesses, while the construction process itself will rely on local labor and vendors.

A dedicated EVOC at HCLETA will provide officers from city police departments, sheriff's offices, state agencies, and

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

federal partners with consistent, high-quality training in one of the most critical and high-risk aspects of their duties. This project will create a comprehensive, cost-effective training center that strengthens workforce development, fosters inter-agency collaboration, and positions the Mississippi Gulf Coast as a regional leader in law enforcement training. In doing so, it not only enhances officer preparedness and coordination but also drives economic growth and improves public safety outcomes across the state.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

Project Timetable/Milestones

Estimated Start Date: 01/01/2027

Estimated Completion Date: 01/01/2028

Milestones

Months 1–3: Planning & Design

- Finalize the EVOC track layout and design specifications.
- Conduct environmental assessments, soil testing, and site surveys.
- Continue the permitting process and coordinate with local/state regulatory agencies.
- Finalization of all grant award documentation.

Months 4–5: Permitting & Pre-Construction

- Secure all required permits and approvals.
- Complete any remaining environmental compliance.
- Hold pre-construction meetings with selected contractors and stakeholders.

Months 6–7: Procurement

- Issue Requests for Proposals (RFPs) and evaluate bids.
- Select contractors and vendors.
- Order long-lead materials such as asphalt, barriers, signage, and traffic control equipment.

Months 8–10: Site Preparation & Infrastructure

- Clear, grade, and stabilize the site.
- Install drainage, access paths, and any required utility infrastructure.
- Prepare the base for paving.

Months 11–13: Construction

- Complete paving of the EVOC track and allow appropriate curing time.
- Stripe the course and install safety features, signage, cones, and delineators.
- Install traffic control props as needed.

Month 14: Equipment Installation

- Install any remaining training props or control equipment.
- Final site walkthrough with contractors and project team.

Month 15: Testing & Review

- Conduct safety inspections and quality assurance checks.
- Make adjustments or corrections based on feedback.

Month 16: Training & Launch

- Hold pilot training sessions with instructors and local agencies.
- Finalize project documentation and close-out reports.
- Officially launch the EVOC for ongoing use.
- Complete project closeout, including submission of final reports, financial reconciliation, documentation archiving, and internal review.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

Funding Section	
GCRF Funds Requested	\$6,932,080
Total Matching Funds	\$1,733,020
Overall Total Funds	\$8,665,100
Applied For Matching Sources	None - currently perusing.
Secured Matching Sources	Funds from the Sheriff's budget will be used to satisfy the match.
Previously Funded With GCRF Funds	Yes
Legislative Session	2020

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	4
Which Phase Is This	2
Description of all phases	Phase I established HCLETA with a 14,000 sq. ft. facility, housing for 40 males and 20 females, an 80-seat classroom with smart board, and a basic driving track. Phase II includes construction of a dedicated Emergency Vehicle Operations Course (EVOC) to provide safe, realistic, scenario-based driving training. Phase III adds an on-site small arms firing range to reduce travel, improve efficiency, and allow for more frequent and specialized firearms training. Phase IV expands the existing track to support advanced driving scenarios, including multi-vehicle pursuits and nighttime operations, addressing growing demand from regional and external agencies.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	30

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Yes. The proposed expansion is a priority for key stakeholders, including Congressman Mike Ezell, District Attorney Crosby Parker, the Harrison County Board of Supervisors, education leaders, the President of the Chiefs Association, and multiple sheriffs across the state. While HCLETA already delivers high-quality training, the EVOC project will elevate it into a true center of excellence, addressing a statewide need for advanced scenario-based driver training. The six coastal counties and agencies across the region will benefit from realistic, high-risk instruction not currently available in-state. Over the past three years, HCLETA has trained 1,021 individuals from more than 150 agencies. With participation from municipal, county, state, and federal levels, this expansion will strengthen public safety infrastructure, increase training capacity, and support regional competitiveness through job creation and investment.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Yes. HCLETA has demonstrated long-term sustainability through steady enrollment and tuition-based revenue. Over the past three years, the academy has trained a total of 1,021 individuals from more than 150 different agencies, including municipal, county, state, federal, and private entities. This includes 152 cadets in the 480-hour basic program, 34 in refresher courses, and 835 in advanced training. Tuition is paid either by the attending agency or through self-pay, providing a consistent revenue stream that supports ongoing operations and future growth. These metrics highlight both the demand for HCLETA's programs and its role as a center of excellence for law enforcement training in Mississippi and beyond.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Yes. This project has strong support at multiple levels of government, including Congressman Mike Ezell, several sheriffs and public safety leaders across the state. While the primary request is through BP settlement funds, the Harrison County Sheriff's Office is committed to contributing in-kind support through site management, personnel, equipment, and operational oversight. The project's significance and regional impact position it well for future state and federal funding opportunities, particularly through public safety and workforce development initiatives. The backing of elected officials and partner agencies also increases the potential for additional investment and matching support beyond this funding request.
5	Supported by multiple government or private sector entities	Yes. This project is backed by a wide range of government and public safety stakeholders. Over the past three years, HCLETA has trained 1,021 individuals from more than 150 different agencies, which includes municipal, county, state, federal, and private sector entities. Letters of support have been provided by Congressman Mike Ezell, District Attorney Crosby Parker, the Harrison County Board of Supervisors, two sheriffs, a local school district, the Gulfport Naval Construction Battalion Center, and the President of the Mississippi Association of Chiefs of Police. This broad and diverse backing highlights both the regional importance of the project and the collective recognition of the need for expanded, high-quality training infrastructure to serve the Mississippi Gulf Coast and beyond.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes. The project is ready to move forward quickly. We have already received our cost analysis and predesigned engineering plans. The wetland permitting process is currently underway, allowing us to transition efficiently into the next phase of development upon funding approval.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Yes. HCLETA has trained 1,021 individuals from more than 150 different municipal, county, state and federal agencies. Many of these trainees bring family members to the area for extended stays during multi-week programs and graduation ceremonies, supporting local hotels, restaurants, and shops. The academy also hosts job fairs, conducts outreach at area schools, and offers internship opportunities through three colleges in the region, helping to strengthen local workforce pipelines. Additionally, HCLETA supports local vendors by sourcing food, maintenance services, and uniforms for cadets from within the community. These activities generate consistent economic activity, foster positive community engagement, and enhance the region's public safety infrastructure. Together, they support a higher quality of life, stronger sense of place, and a more appealing environment for business and tourism along the Mississippi Gulf Coast by improving training and public safety for all.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Yes. The project directly enhances key regional assets by expanding training capabilities at a major public safety facility that already serves over 150 agencies. HCLETA maintains an active internship partnership with several colleges in the region, that supports careers in criminal justice and public service. The academy also receives support from the Gulfport Naval Construction Battalion Center, reflecting its alignment with the region's military presence. In addition to training local and state law enforcement, HCLETA already provides instruction to military personnel, Border Patrol, and Homeland Security Investigations, further reinforcing its role as a trusted training resource. With its close proximity to major transportation corridors, including highways and regional airports, HCLETA is well-positioned to serve agencies in the region and neighboring states. This expansion will further elevate HCLETA as a hub for workforce development and regional resilience.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

10	Transformational for the future of the region but creates a wider regional impact	Yes. This project is transformational for public safety training on the Mississippi Gulf Coast and beyond. Expanding HCLETA's facilities to include a dedicated EVOC and will elevate the academy into a true center of excellence, offering advanced, scenario-based training that is currently limited or unavailable within the region. These improvements will enhance officer readiness, reduce risk, and strengthen interagency collaboration across municipal, county, state, federal, and private sector partners. With over 1,000 trainees from more than 150 agencies in just three years, HCLETA already plays a critical role in developing the state's law enforcement workforce. This project will not only meet current training demands but also position the region as a statewide leader in public safety innovation, workforce development, and sustainable growth.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project establishes a Center of Excellence in public safety and emergency response training not currently available in Mississippi. While agencies may have limited access to basic driving courses, none of the six lower counties have a dedicated Emergency Vehicle Operations Course (EVOC) of the caliber proposed. Most must travel out of state for high-risk, scenario-based training. According to the FBI, the Southern region had the highest number of law enforcement fatalities in 2024, with motor vehicle incidents being a major factor. A purpose-built EVOC at HCLETA will fill a critical training gap across the region and state which directly addressing a leading cause of officer fatalities and advancing the Mississippi Gulf Coast's role as a leader in law enforcement training and interagency collaboration.
14	Enhances research and innovative technologies in the region	Yes. The EVOC project brings innovation to public safety training by incorporating a weather simulation feature that creates wet-road conditions, allowing officers to safely practice high-risk scenarios such as loss of control and off-road recovery. This level of realistic, scenario-based training does not currently exist in the lower six counties or anywhere else in Mississippi. The project also paves the way for future enhancements, including driving simulators and performance data tracking to improve training outcomes. Additionally, the facility creates opportunities for partnerships with local colleges and universities to support research in emergency response, decision-making under pressure, and public safety technology.

Gulf Coast Restoration Fund Funding Request

Applicant: Harrison County Sheriff's Office

Project Name: Harrison County Law Enforcement Training Academy - Phase II

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Yes. As a leading training provider in Mississippi, HCLETA already plays a critical role in public safety workforce development. The addition of a dedicated EVOC will allow us to expand that impact while tracking clear performance outcomes. Metrics will include the number of agencies served, officers and cadets trained annually, and EVOC utilization rates. We will also track reductions in out-of-state travel for training, time and cost savings to agencies, and participant feedback to assess training effectiveness. These outcomes will demonstrate not only strong return on investment, but also HCLETA's continued leadership as a Center of Excellence in law enforcement training across the Mississippi Gulf Coast and beyond.

Gulf Coast Restoration Fund Funding Request

Applicant: Heritage Spring Water

Project Name: Heritage Spring Water

Project Information

Project Year:	2026
Project Name:	Heritage Spring Water
Project Location:	1802 Highway 26 Wiggins, MS 39577
County:	Stone

Applicant

Name	Heritage Spring Water
Contact:	Tracey B.
Address 1:	1802 Highway 26
Address 2:	
City:	WIGGINS
State:	MS
Zip:	39577

Mailing Address

Address 1:	1802 Highway 26
Address 2:	
City:	WIGGINS
State:	MS
Zip:	39577

Gulf Coast Restoration Fund Funding Request

Applicant: Heritage Spring Water

Project Name: Heritage Spring Water

Project Description/Overview

With property containing natural spring water abundantly flowing at 3800 gallons/min and documented lab assessment of unparalleled purity, Shep and Tracey Batson started this endeavor in 2019 to ensure the Mississippi Gulf Coast would have access to this strongly needed agricultural product for self sustainability due to the lack of Mississippi owned bottling facilities in the state.

Investing their time in extensive research for 3 years to include certification, collection, bottling, manufacturing, distributing, and marketing, the project of Heritage Spring Water DBA Inda Bay Spring Water was initiated with Tracey as minority owner with administrative and market responsibility and Shep overseeing plant management. With the financial support of personal loans, minority loans, business loans, owner capital, and grants to include the GCRF grant, building began 2021. Despite the challenges of Post Covid to include the disrupted supply chains, Heritage Spring Water DBA Inda Bay Spring Water successfully collected, bottled, and distributed its first shipment of natural spring water in March 2023. In April 2023, a major health battle significantly delayed the ability to progress the business, but as of 2025, Heritage Spring Water DBA Inda Bay Spring Water is back on track to be one of the most successful small businesses on the Mississippi Gulf Coast. We are thankful to have the opportunity to supply water to 3 Power Utility Companies, 2 Coastal Counties' Public Government, 3 Casinos, and 4 multi county MS distributors as well as numerous individuals as our customers.

In order to sustain the business, Heritage Spring Water DBA Inda Bay Spring Water is not only producing their own label but also co packaging multiple private labels. This has required extra storage for multiple pallets of different products that exceeds our current 10,000 square foot building capacity. In addition to this, a 5-gallon line was also implemented in 2025 in another effort to sustain the business and demonstrate initiative in minimizing our environmental impact. Heritage Spring Water DBA Inda Bay Spring Water is currently in need of extra warehousing to accommodate these issues as well as additional equipment to help manage the efforts to diversify. With this completed, Heritage Spring Water DBA Inda Bay Spring Water will be able to expand their ability to provide both state and private sector with quality portable drinking water for the Mississippi Gulf Coast as well as other areas of the state.

Gulf Coast Restoration Fund Funding Request

Applicant: Heritage Spring Water

Project Name: Heritage Spring Water

Project Timetable/Milestones

Estimated Start Date:	11/01/2021
Estimated Completion Date:	06/30/2026
Milestones	
1. Install Water System and obtain water source certification and site approval by the Mississippi Department of Health- March 2020-July 2021	
2. Secure Final building plans/permits- July 2021-September 2021	
3. Site Prep for Building Construction- September- December 2021	
4. Building Construction- November 2021- August 2022	
5. Install Bottling Line and train personnel- August 2022- March 2023	
6. Initiate Production- March 2023	
7. Install 5 Gallon Line- November 2024- March 2025	
8. Add Warehouse- January 2026- May 2026	
9. Add additional equipment to complete Line- May 2026	

Gulf Coast Restoration Fund Funding Request

Applicant: Heritage Spring Water

Project Name: Heritage Spring Water

Funding Section	
GCRF Funds Requested	\$704,593
Total Matching Funds	\$2,315,086
Overall Total Funds	\$3,019,679
Applied For Matching Sources	Bank of Wiggins Commercial Loan
Secured Matching Sources	Bank of Wiggins Commercial Loan Minority Loan through the SMPDD Land, Water, Timber Board Grant Owner Capital GCRF
Previously Funded With GCRF Funds	Yes
Legislative Session	2022, 2023

Gulf Coast Restoration Fund Funding Request

Applicant: Heritage Spring Water

Project Name: Heritage Spring Water

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	2
Description of all phases	1. Install Water System and obtain water source certification and site approval by the Mississippi Department of Health- March 2020-July 2021 Secure Final building plans/permits- July 2021-September 2021 Site Prep for Building Construction- September- December 2021 Building Construction- November 2021- August 2022 Install Bottling Line and train personnel- August 2022- March 2023 Initiate Production- March 2023 Install 5 Gallon Line- November 2024- March 2025 2. Add Warehouse and Add additional equipment to complete Line- - January 2026- May 2026
Current Full-Time Employment	6
Increase in Full-Time Employ From Proj	4
Total Full-Time Employment	10
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: Heritage Spring Water

Project Name: Heritage Spring Water

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Heritage Spring Water has and will generate revenue that will have a tax base for the county and state as well as create new jobs for the area which will result in significant financial benefit for the region.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Project is on track to show positive profit margins this year with exponential potential once facility is upgraded in warehousing and equipment.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Heritage Spring Water will produce a product that will never go out of style or be a has been fad. Bottle water will have increased demand as public water utilities struggle with aging facilities, infrastructure, and demand to produce quality drinking water. Increasing population will also render increased demand. This demand will allow for increased production that will render the business financially stable and allow for expansion. Heritage Spring Water will ensure the vital supply of necessary sustenance for sustainability of the Mississippi Gulf Coast at any time including natural disasters.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Heritage Spring Water has secured funding through private and state sources in addition to the GCRF fund request.
5	Supported by multiple government or private sector entities	Heritage Spring Water has established a diverse group of customers who will utilize our product for their benefit. This includes private businesses, corporation, and government agencies to include 3 public utilities, 2 Coastal county governments, and local casinos. This will ensure self sustainability for the Mississippi Gulf Coast in useage of the most vital product known to man.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Heritage Spring Water will be able to implement the entire project by the end of fiscal year 2026.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Heritage Spring Water has the support of local casinos who play a vital role in tourism on the Mississippi Gulf Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: Heritage Spring Water

Project Name: Heritage Spring Water

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Heritage Spring Water is located in an area with multiple regional assets. There will be educational opportunities with job training through the vocational program at MGCCC. We plan to utilize the port of Gulfport for transportation as well as local railway.
10	Transformational for the future of the region but creates a wider regional impact	Heritage Spring Water has and will utilize the local area for job placement but will have far reaching network possibilities for outside areas. Vendors utilized for preforms and labeling are outside the local area. Opportunities to supply entities out of state and overseas are currently being pursued.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	There is no local bottling facility within a 90 mile range which allows for a unique business in Stone County and the Mississippi Gulf Coast. There is no Mississippi owned bottling facility in the state.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Heritage Spring Water is on track to achieve current GCRF performance metrics for 2026

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

Project Information	
Project Year:	2026
Project Name:	All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation
Project Location:	1 Discovery Circle, Pearlinton, Mississippi 39572
County:	Hancock, Harrison, Jackson, Pearl River, Stone, George

Applicant	
Name	INFINITY Science Center
Contact:	Michelle A.
Address 1:	1 Discovery Circle
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City:	Pearlinton
State:	Mississippi
Zip:	39572
Mailing Address	
Address 1:	1 Discovery Circle
Address 2:	Post Office Box 580
City:	Pearlinton
State:	Mississippi
Zip:	39572

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

Project Description/Overview

The focus is on three components; if implemented correctly there will be regional, national, and international impacts.

1. Internal access to STEAM experiences (within our science center/museum)
2. External access to STEAM experiences (directly outside of our science center/museum)
3. Mobile access to STEAM experiences (on-the-road access to our science center/museum)

Component #1: Reimagining and extending our science center/museum

In combining the powerful words from Apollo 13 Astronaut Fred Haise with a few of my own: "INFINITY is located at the apex of Mississippi's and Louisiana's brain trust where world-changing discoveries are daily occurrences. INFINITY can ignite in young minds the concept of positive change while allowing seasoned, mature minds the chance to remember and appreciate the past discoveries. The center can also spark in this blossoming generation the belief that everyone has the potential to make the world better so each of them should explore, develop, and then use, their talents to the best of their abilities."

We plan to expand our programming and offerings through enhanced, hands-on experiences through technology such as 3-D and 4-D movies, arts and crafts, and live demonstrations and presentations from Subject-Matter Experts from our community partners in MS, LA, AL, FL, and TN (to name some) in order to continue creating meaningful, memorable opportunities for all students, parents, and families. Purchasing cutting-edge software and hardware and reinventing our existing exhibits will provide INFINITY to be rebirthed into the premier destination it was envisioned to be. Technology is ever-changing, so the science center that sits in between Mississippi and Louisiana- that sees a significant number of international visitors each year must innovatively and creatively change with the times.

Component #2: Restoring and expanding our outdoor experiences

About our Tram Tours and Nature Trail experience, guests rave about the heritage and history contained therein; currently, though, many guests are disappointed because we are no longer able to provide guided Tram Tours for several reasons, including the need for new trams, hiring a new curator, and hiring additional laborers/staff to restore and maintain our section of the trail. Possum Walk Trail is the starting point of the 100-mile Heritage Trail that runs from INFINITY Science Center to Moss Point, MS; it starts at INFINITY and ends near the Pearl River. Markers along the way present the history of Possum Walk, a now deserted African-American community, as well as Logtown, an old logging community relocated in the wake of the 1960s Space Program. Interpretive signs along the trail point out some of the plants and animals native to this part of Hancock County. During the nature tour, guests travel approximately 6 miles onboard an eco-friendly electric tram to see the sights on the Possum Walk trail and hear the history of the area- through the voices of some very interesting characters! This provides the ideal experience for those who may not want to be indoors and wish to experience STEAM the natural way!

Component #3: Purchasing "The INFINI-Mobile"

Due to increasing needs and ever-changing learning environments, "The INFINI-Mobile: STEAM Opportunities on Wheels" component will be a formal traveling STEAM resource, focused on increasing STEAM knowledge and bringing awareness of STEAM careers and educational pathways in, both, traditional and non-traditional learning environments (such as alternative schools and homeschool families, for example). The aim is to continue supplementing classroom instruction through engaging and interactive sessions and providing ready-made lessons and toolkits on the road. There is a growing need for rigorous, differentiated instruction through diverse delivery methods, and this program will ensure every student and teacher- regardless of school district location or report card- receives a chance to learn in an engaging and interactive way. The specific objective of this component- taken from our 2025-2030 strategic plan is to "identify and foster solid strategic partnerships to counter financial sensitivity and to better support community needs." Ultimately, we aim to increase awareness and accessibility to the STEAM world.

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

We plan to utilize alternative methods to learning by providing inspiring, amazing, and engaging content to spark interests in learning (in general) as well as in careers within the STEAM fields. We desire to remove barriers such as transportation and financial obligations (i.e. public transportation or admission to our science center) for the socially and/or economically disadvantaged families in the communities in which we serve and beyond. In some cases, there are simply time barriers- with state and district test abounding. Not everyone has time to take a field trip to INFINITY, so we aim to bring INFINITY to these classrooms and schools.

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

Project Timetable/Milestones	
Estimated Start Date:	09/01/2025
Estimated Completion Date:	08/31/2027
Milestones	
Our tentative timeline is as follows: 1. Initiation Phase Duration: Approximately two weeks Key Activities: During this time, we will further define our project's purpose, objectives, scope, budget, and resource/material needs. Milestones: Drum up stakeholder interest and align the team Output: Clearly defined goals to guide our next phases September 1, 2025 to Mid-September 2025 2. Execution Phase Duration: Approximately two years Key Activities: During this time, we will implement planned tasks to produce our established deliverables, manage our resources, assign work assignments, monitor our progress, and ensure quality and efficiency. We will also continue to adapt to changing landscapes and assess risks as they may arise. We will conduct regular status meetings and communicate these updates to our board of directors, community partners, and other stakeholders. Milestones: Completion of key deliverables, completion of checkpoints and project lists, and complete some reviews/evaluations. Late-September 2025- Mid-August 2027 3. Closure Phase Duration: Approximately two weeks Key Activities: During this time, we will finalize our deliverables, confirm stakeholders approval, release resources, close out any contracts, complete evaluations and document lessons learned. We will prepare a close-out report for review and archive project files/documentation. Milestones: Formal acceptance of our project's deliverables and formally sign off the project. Mid-August- August 31, 2027	

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

Funding Section	
GCRF Funds Requested	\$772,500
Total Matching Funds	\$0
Overall Total Funds	\$772,500
Applied For Matching Sources	At this time, no other sources of funding have officially been applied for in an effort to fund this project; there has, however, been meetings and discussions with some MS Legislators about the potential of this project. In addition, proposals have been submitted to several other foundations- Brabson, Bolger, and the MS Homeland Security- in an effort to fund certain components of this project.
Secured Matching Sources	N/A
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	2
Description of all phases	To be clear: there are three components to this project; these were explained in detail on a previous page. To summarize, however, the components are: Component #1: Reimagining and extending our science center/museum Component #2: Restoring and expanding our outdoor experiences Component #3: Purchasing "The INFINI-Mobile" The three phases are: Phase #1: 2025-2030 Strategic Plan development The interest is already established with a solid plan developed and stakeholder buy-in attained. Phase #2: Secure Funding Informal quotes have been attained to assess the cost of all three components of this project. In addition, a variety of potential donors and funders have been approached. Phase #3: Implementation Execute the details of the strategic plan with the funds secured.
Current Full-Time Employment	4
Increase in Full-Time Employ From Proj	6
Total Full-Time Employment	10
Indirect Jobs Total	4

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The INFINITY Science Center is more than a museum and more than a science center, it's a strategic asset for the Mississippi Gulf Coast with ripple effects across education, regional investment, tourism, and workforce development, and regional investment, contributing to long-term competitiveness and economic vitality. Specifically, by engaging students in hands-on STEM learning, this project will help cultivate a pipeline of skilled workers for aerospace, marine science, and tech industries. By continuing to collaborate with schools and homeschool networks, the educational system is strengthened- laying the groundwork for a scientifically literate workforce. Also, with at least 60,000 annual visitors (and growing), this project will help our center boost the demand for hospitality, retail, and service jobs.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	This project will demonstrate INFINITY's long-term financial sustainability through a blend of strategic planning and performance accountability. While specific metrics aren't publicly detailed in one place, INFINITY aligns with best practices in nonprofit financial stewardship through IRS Form 990 Filings each year; this discloses expenses, program investments, and revenue sources. Our listing on GuideStar also allows donors and stakeholders to review financials, leadership, and mission alignment, which are critical indicators of our financial health. INFINITY was built with a mix of state appropriations, federal restoration funds, and private donations; this diversified base reduces reliance on any single source.

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

5	Supported by multiple government or private sector entities	From its inception, INFINITY's successes have been due to a dynamic mix of government funding, private partnerships, and community advocacy. Mississippi contributed \$12 million toward the center's construction, underscoring its commitment to STEM education and tourism. INFINITY serves as the official visitor center for NASA's Stennis Space Center, linking it directly to federal space initiatives and research. In addition, as a part of the coalition- Partners for Stennis & Michoud, INFINITY is a part of a group of businesses, chambers of commerce, educational institutions, and local governments from Mississippi and Louisiana. The group advocates for the center and helps to attract visitors, promote economic development, and support STEM outreach. In addition, broader efforts in the space sector demonstrate how grants and partnerships between government and private entities can drive innovation, reduce costs, and expand capabilities. INFINITY has regional relationships too.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	We should be able to quickly and efficiently enter these phases. We are considering a design-build approach to streamline timelines by integrating architecture, engineering, and construction under one contract. We will use INFINITY's current exhibits and outdoor assets (like the Saturn V stage and Carnivorous Plants Conservatory) as well as our original blueprints to inform layout and visitor flow. We plan to design for hurricane resistance, energy efficiency, and environmental education, which are key themes for Gulf Coast communities. We will work quickly to submit site plans and applications digitally or in person, and we plan to hire permitting consultants familiar with Mississippi's building codes and environmental regulations to avoid delays.

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project will reaffirm INFINITY as a transformative force for the Mississippi Gulf Coast, elevating both the quality of life and the business environment through immersive education, outdoor recreation, and tourism. With 35,000+ square feet of exhibits, from carnivorous plant conservatories to hurricane predication labs, it offers engaging, hands-on learning for all ages. Specifically, this project will help visitors continue to stroll the Biome Boardwalk through four distinct ecosystems, take guided tram tours along the Possum Walk Trail, a 7-mile journey through local ecology and history. In addition, we offer events like INFINI-STEM Saturdays, Homeschool Wednesdays, and seasonal celebrations that foster a sense of belonging and lifelong learning. As the official visitor center for NASA's Stennis Space Center, INFINITY draws at least \$60,000 visitors annually, many from out of state and out of the country.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Since INFINITY acts as a dynamic connector between the Mississippi Gulf Coast's most valuable regional assets, amplifying their impact while creating new opportunities for collaboration, innovation, and economic growth, this project will help leverage and enhance these key resources by continuing to partner with K-12 schools, homeschool networks, and universities to deliver hands-on science education, field trips, and teacher training/professional development. Also, the programming within this project will strongly support career pathways in aerospace, environmental research, marine science, and other fields aligned with local college and university strengths. Additionally, as the official visitor center, INFINITY provides public access to one of the nation's premier rocket testing and research hubs. Moreover, situated near Interstate 10 and Highway 607, INFINITY benefits from easy access to Gulf Coast ports and rail lines, facilitating tourism and logistics.

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

10	Transformational for the future of the region but creates a wider regional impact	Since INFINITY is a visionary force shaping the future of the Mississippi Gulf Coast and radiating impact across the broader region, this project will continue to help transforming, both, the local landscape and the wider Gulf South. This project will cultivate continued interest in aerospace, marine science, and environmental technologies. By partnering with Stennis Space Center, schools, colleges, and universities, this project will help to prepare students for high-tech careers, strengthening the region's talent base. In terms of tourism, located on I-10 near the Louisiana border, INFINITY draws tens of thousands of visitors annually, boosting economic activity across state lines. Our current outdoor exhibits and outdoor programs educate the public on Gulf Coast ecosystems, climate resilience, and conservation, which are issues that affect the entire region; this project will help us expand our efforts.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	INFINITY plays a strategic role in shaping a targeted industry cluster and fostering a Center of Excellence that's uniquely rooted in the Mississippi Gulf Coast's strengths. As the official visitor center for NASA's Stennis Space Center, INFINITY is deeply embedded in the aerospace ecosystem, showcasing rocket engine testing, propulsion systems, and space exploration technologies. In addition, through immersive exhibits and educational programs, our center cultivates interest in aerospace, robotics, and engineering, which are fields critical to the region's innovation economy.
14	Enhances research and innovative technologies in the region	Our center acts as a public-facing gateway to the Mississippi Gulf Coast's research and innovation ecosystem by translating complex science into accessible experiences for students and families while fueling regional advancement. Specifically, INFINITY draws content from over 30 labs and offices at the nearby NASA Stennis Space Center, including rocket propulsion, oceanography, and climate modeling. Additionally, displays like the Rocket Engine Test and Deep Ocean Explorer showcase real-world research, making cutting-edge science available and "real" for visitors.

Gulf Coast Restoration Fund Funding Request

Applicant: INFINITY Science Center

Project Name: All For STEAM, and STEAM For All: A Holistic Approach to Inspiring, Amazing, and Engaging the Next Generation

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	This project will produce outcomes and illustrate Return on Investment through a combination of financial transparency, mission-driven metrics, and strategic alignment with local and regional development goals. While we do not officially publish a formal ROI dashboard or annual report, we provide measurable impact over time through IRS Form 990 Filings; these annual financial disclosures detail revenue, expenses, and program investments, which are critical for tracking our fiscal health.

Gulf Coast Restoration Fund Funding Request

Applicant: Kiln Utility & Fire District

Project Name: Kiln Fire Station

Project Information

Project Year:	2026
Project Name:	Kiln Fire Station
Project Location:	West side of Highway 603 in Kiln, MS, approximately 1,000 L.F. South of Road 548
County:	Hancock

Applicant

Name	Kiln Utility & Fire District
Contact:	Patton R.
Address 1:	16154 Fire Department Road
Address 2:	
City:	KILN
State:	MS
Zip:	39556

Mailing Address

Address 1:	P.O Box 508
Address 2:	
City:	KILN
State:	MS
Zip:	39556

Gulf Coast Restoration Fund Funding Request

Applicant: Kiln Utility & Fire District

Project Name: Kiln Fire Station

Project Description/Overview

Kiln Utility and Fire District (KUFD) is proposing the construction of a new Fire Station facility. This facility will be constructed in a central location within the KUFD area. The station will be designed with the safety and efficiency of the firefighters in mind to ensure rapid response times and effective operations. The construction of a fire department facility will serve the growing population of the Kiln and surrounding areas in Hancock County, Mississippi. This project will enhance emergency response capacity, reduce fire-related risks, and improve the area's ISO rating, helping to lower insurance premiums and stimulate business growth.

The Kiln currently lacks a dedicated, full-service fire station within close proximity to many residential and commercial areas. Emergency response times are delayed due to distance and resource limitations, increasing the risk of property loss and threatening public safety. Additionally, this lack of infrastructure limits economic development and community resilience.

The proposed construction of the Kiln Fire Department is expected to significantly enhance public safety and economic resilience across the region. By reducing emergency response times by approximately 6–8 minutes across a 35–40 square mile area, the new facility will ensure faster and more effective responses to fires, medical emergencies, and natural disasters. In addition, the project aims to lower the area's ISO rating, making home and business insurance more affordable for local residents and encouraging further investment. These improvements will support economic development by creating a safer environment for new housing and commercial growth. The project will also generate employment, including 20–30 construction jobs during the build phase and multiple full-time firefighter positions once the station is operational.

This new fire station represents a significant investment in the safety and resilience of the Kiln Utility and Fire District, providing the firefighters with the resources they need to serve the community effectively.

This proposed project will be completed in 4 phases:

Phase 1 - Building including truck bays, one bathroom, and storage. Also, included in phase 1 will be an access drive.

Phase 2 - Additional building space including office space, bunks, bathrooms, and break area.

Phase 3 - Additional building space including multi recreational room, storage, and bathroom.

Phase 4 - Site work and parking

Gulf Coast Restoration Fund Funding Request

Applicant: Kiln Utility & Fire District

Project Name: Kiln Fire Station

Project Timetable/Milestones

Estimated Start Date:	01/02/2026
Estimated Completion Date:	06/02/2027
Milestones	
Project Design - 6 months Bidding - 2 months Construction - 10 months Site has been procured and cleared. Fire station floor plans and elevation plans have been completed.	

Gulf Coast Restoration Fund Funding Request

Applicant: Kiln Utility & Fire District

Project Name: Kiln Fire Station

Funding Section	
GCRF Funds Requested	\$1,750,000
Total Matching Funds	\$405,000
Overall Total Funds	\$2,155,000
Applied For Matching Sources	N/A
Secured Matching Sources	Kiln Utility and Fire District General Funds:\$350,000 Kiln Utility and Fire District Land Acquisition: \$55,000 Engineer designed floor and elevation plans have been secured. The site for the fire station has been procured and cleared.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Kiln Utility & Fire District

Project Name: Kiln Fire Station

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	30

Gulf Coast Restoration Fund Funding Request

Applicant: Kiln Utility & Fire District

Project Name: Kiln Fire Station

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The project will boost the region's long-term competitiveness by improving public safety and reducing insurance costs. By cutting emergency response times by 6–8 minutes over a 35–40 sq. mile area and lowering the ISO rating, it makes Kiln more attractive for new housing and commercial development. This growth will increase property values and expand the tax base, supporting local services. The project will create 20–30 construction jobs and 5–8 firefighter positions. With the site procured and plans completed, the shovel-ready project will enable swift economic benefits and strengthen Hancock County's public safety infrastructure and private sector investment potential.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The Kiln Fire Department will deliver long-term economic benefits through reduced insurance costs, increased property values, and a stronger tax base. Lowering the ISO rating from a 9/10 to a 6 could save over 2,500 households up to \$1 million annually in insurance premiums. While staffing will be volunteer-based, the project still creates 20–30 construction jobs and ensures ongoing cost-effective service. Improved fire protection will support new housing and commercial growth, increasing property values and local tax revenues. With the site cleared and plans complete, the project is shovel-ready and offers strong long-term ROI.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Kiln Fire Department project is financially sustainable due to its volunteer-based staffing model, low operating overhead, and support from the Kiln Utility and Fire District's existing budget. Ongoing costs will be covered through local revenue sources, minimizing long-term financial risk. Performance metrics include ISO rating improvement, emergency response time reductions, and service coverage area. Annual reporting will track call volume, response times, and community impact.
5	Supported by multiple government or private sector entities	This project is supported by Hancock County Emergency Services, local businesses, and Coast Electric.

Gulf Coast Restoration Fund Funding Request

Applicant: Kiln Utility & Fire District

Project Name: Kiln Fire Station

6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Kiln Fire Department project is ready to move quickly and efficiently into the next phase. The site has already been procured and cleared, and both floor plans and elevation designs have been completed. Preliminary planning is complete, enabling immediate transition into final engineering and permitting. The Kiln Utility and Fire District has experience managing infrastructure projects and is prepared to coordinate with local and state agencies to expedite approvals. This shovel-ready status ensures minimal delay between funding award and project execution.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Kiln Fire Department will enhance quality of life by providing faster emergency response times, improved fire protection, and greater public safety for residents, businesses, and visitors. Lower insurance costs and increased safety will support housing growth and business investment. By increasing safety and resilience, the project strengthens the region's appeal as a place to live, work, and do business, contributing to a more stable and attractive community environment.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	By improving emergency services and lowering the area's ISO rating, the Kiln Fire Department will make the region more attractive to high-growth industries that require reliable infrastructure and risk mitigation, such as advanced manufacturing, logistics, and commercial development. Enhanced public safety and lower insurance costs reduce barriers to site selection and investment. This project supports the foundational infrastructure needed to attract and retain businesses seeking to expand in stable, well-served communities.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Kiln Fire Department project leverages and enhances key regional assets, including the nearby Stennis Space Center. By improving emergency response times and fire protection, the project supports the safety and operational continuity of this critical federal research facility. Additionally, it strengthens the broader infrastructure network serving ports, transportation routes, and military installations in Hancock County. Enhanced public safety infrastructure ensures these assets remain secure and resilient, boosting regional economic stability and attractiveness for further investment.

Gulf Coast Restoration Fund Funding Request

Applicant: Kiln Utility & Fire District

Project Name: Kiln Fire Station

10	Transformational for the future of the region but creates a wider regional impact	The Kiln Fire Department is a foundational prerequisite for transformational growth in Hancock County. By providing critical emergency services and lowering ISO ratings, it establishes the essential infrastructure needed to attract new development, businesses, and residents. This project sets the stage for broader economic expansion and improved quality of life across the county. Without reliable fire protection, sustainable growth and investment are limited. Thus, the fire department is a key catalyst that enables long-term, wide-reaching regional transformation.
13	Infrastructure project for business retention and development	The Kiln Fire Department is a vital infrastructure project that supports business retention and development in Hancock County. By providing faster emergency response and lowering the area's ISO rating, it reduces insurance costs and risk for existing businesses, helping them operate more efficiently and securely. This improved fire protection also attracts new commercial and industrial investments by ensuring essential public safety services are in place. As a result, the project strengthens the local economy and fosters sustainable growth.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The Kiln Fire Department project's success will be measured by clear performance metrics, including reduction in emergency response times, improvement in ISO rating, and increased service coverage area. Outcome measures include lower insurance premiums for residents and businesses, growth in new housing and commercial developments, and job creation during construction and operations. Return on investment will be assessed through expanded property tax revenues, community safety improvements, and economic growth enabled by enhanced fire protection. Annual reporting and community feedback will ensure transparency and accountability throughout the project duration.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

Project Information

Project Year:	2026
Project Name:	King's Arrow Ranch Improvements 2025
Project Location:	39 Kings Hwy Lumberton, MS 39455
County:	Pearl River

Applicant

Name	King's Arrow Ranch MS, LLC
Contact:	Kimberly C.
Address 1:	39 Kings Hwy
Address 2:	
City:	LUMBERTON
State:	MS
Zip:	39455

Mailing Address

Address 1:	192 Old Highway 11
Address 2:	
City:	Lumberton
State:	MS
Zip:	39455

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

Project Description/Overview

The project is focused on revitalising King's Arrow Ranch in Pearl River County, Mississippi. After several years of decline and underinvestment, the ranch has new owners who have begun renovations but still face significant infrastructure and structural needs. The grant would fund further improvements to the ranch's facilities, enabling it to continue hosting the long-running Gulf Wars event (a large Society of Creative Anachronism gathering held annually at the ranch for more than three decades) and to attract additional events that would boost local commerce and tourism. The strategic goal is to position King's Arrow Ranch as a premier regional venue, retain the existing Gulf Wars event amid interest from competing sites in Alabama and Louisiana, and expand the ranch's calendar of cultural and commercial activities to benefit both the county and the wider state economy.

Under the proposed plan, the rehabilitation of King's Arrow Ranch will be tackled in multiple phases. Phase 1 will focus on the most urgent needs—upgrading the ranch's infrastructure, addressing roof maintenance, and carrying out essential structural repairs—to ensure the facilities are safe, functional, and ready to support both existing and new events. The current grant request is specifically intended to fund this Phase 1 work, laying the groundwork for subsequent phases that will further enhance the ranch's amenities and capacity to attract additional events and visitors.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

Project Timetable/Milestones

Estimated Start Date:	07/01/2026
Estimated Completion Date:	02/28/2027
Milestones	
For Phase 1, the sequence of work has been carefully planned to address the most pressing issues affecting King's Arrow Ranch: Road improvements: The first priority will be repairing and upgrading the internal roads to ensure safe and reliable access for visitors and event organisers. Good roads are essential both for everyday operations and for the heavy traffic associated with large gatherings such as Gulf Wars. Start July 1, 2026 completing October 31, 2026. Roof and water-line repairs: Once access infrastructure is stabilised, the next step will be to fix roofs and water lines across the facility to prevent leaks and ensure consistent water supply—critical for comfort and safety during events. Start July 1, 2026 as many water lines may need to be moved to the sides of the roadways completing December 1, 2026 Structural remediation: The final component of Phase 1 will address remaining structural problems, such as replacing wood with rot, repairing water and termite damage, and ensuring all buildings meet safety standards. Starting October 1, 2026 completing February 28, 2027 These priorities align with the goal of making the ranch fully functional and attractive to existing and new event organisers.	

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

Funding Section	
GCRF Funds Requested	\$1,884,400
Total Matching Funds	\$471,100
Overall Total Funds	\$2,355,500
Applied For Matching Sources	None
Secured Matching Sources	Matching funds will be coming from an equity loan on other property owned free and clear by KBS Investment, LLC which is also the owner of King's Arrow Ranch. This will be solely sourced by Kimberly Cooper and Brian Schlautman.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	4
Which Phase Is This	1
Description of all phases	Phase 2 will focus on restoring and upgrading the stables, repairing fencing, constructing dedicated jousting grounds, and building a keep. Stable work will address roofing, flooring, ventilation, and water access to support equestrian activities safely and efficiently. The jousting grounds will include a fenced arena with seating and graded footing for rider and animal safety. Phase 3 will enhance the site's water and recreation features by installing a new dam to expand the existing pond and renovating the pool and pool house. These upgrades will improve the ranch's beauty and functionality, creating welcoming spaces for recreation, wildlife, and community use. Phase 4 will add new camp houses to expand lodging capacity for events and retreats.
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	4
Total Full-Time Employment	5
Indirect Jobs Total	8

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project will strengthen the long-term competitiveness of the region by transforming King's Arrow Ranch into a premier destination for events, recreation, and tourism. With improved infrastructure, upgraded facilities, and expanded event capacity, the ranch will attract more visitors year-round. This increased traffic supports local businesses such as hotels, restaurants, gas stations, and shops, resulting in a stronger regional economy. As event offerings expand—including large-scale reenactments, equestrian competitions, and community retreats—there will be increased demand for goods, services, and staffing. This can lead to new private-sector job creation in construction, hospitality, tourism, animal care, event management, and more. Additionally, the improved facilities and expanded use of the ranch can attract further private investment in the area and increase the local property and sales tax base over time.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The project demonstrates maximum long-term economic benefits through a high return on investment driven by increased tourism, event-based revenue, and year-round facility use. By restoring and expanding King's Arrow Ranch, the site will host larger and more frequent events, including jousting tournaments, historical reenactments, equestrian competitions, and community retreats. Each event brings visitors who contribute to the local economy through lodging, dining, fuel, and retail purchases—producing a multiplier effect. The cost of infrastructure upgrades is outweighed by the projected increase in revenue from event hosting fees, vendor rentals, and private bookings, while job creation in hospitality, construction, and event services further supports economic growth. Long-term, the site's improved amenities will attract private investment and contribute to a growing tax base, solidifying the ranch as an economic driver for the region.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project demonstrates long-term financial sustainability by investing in revenue-generating infrastructure that supports year-round events, rentals, and programs. Key performance metrics will include the number of hosted events annually, facility rental income, visitor attendance, and partnership growth. Ongoing operational costs will be offset by increased income from event fees, lodging, and vendor participation. The renovated stables, jousting grounds, pool area, and camp houses will each serve as standalone income streams. In addition, strategic marketing and community partnerships will ensure high facility utilization. Performance will be tracked quarterly, with benchmarks set for revenue growth, local job creation, and community engagement, ensuring financial health and accountability throughout the duration of the project and beyond.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	This project actively leverages and encourages contributions from multiple funding sources beyond BP settlement funds. Phase 1 of the renovations was fully funded by private investment from the current ownership, demonstrating a strong financial commitment and capacity. Additional support is being pursued through partnerships with local businesses, community organizations, and tourism development agencies. We are also engaging with state and federal grant programs related to rural development, infrastructure, and tourism enhancement, and have received interest from private donors and sponsors connected to our large annual events. The project's potential to increase economic activity and public use strengthens its eligibility for diverse funding streams, reinforcing its long-term viability and reducing dependence on a single funding source.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

5	Supported by multiple government or private sector entities	The project is supported by a growing network of government and private sector entities. King's Arrow Ranch has active relationships with the Pearl River County Chamber of Commerce, local tourism boards, Main Street organizations, the Rotary Club, and the Masonic Lodge. These groups support the project's goals and recognize its value in driving economic and community development. Private sector support includes partnerships with regional vendors, contractors, and sponsors tied to major events hosted on-site, such as Gulf Wars and international jousting tournaments. We are also engaging with local agricultural and equestrian businesses, and have received interest from national brands for potential sponsorship and collaboration. This broad base of support reflects strong community buy-in and positions the project for lasting impact.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The project is positioned to move quickly and efficiently into the design, engineering, and permitting phase. Much of the preliminary planning has already been completed, including site evaluations, concept designs, and identification of necessary improvements. We have established relationships with local contractors, engineers, and permitting officials, allowing for an expedited transition once funding is secured. The ownership team has experience managing large-scale improvements and has already completed Phase 1 on time and within budget. With clear project scopes for Phases 2 and 3, and a dedicated team in place, we are ready to begin work immediately upon approval, ensuring timely execution and early economic impact.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project significantly enhances the quality of life and business environment in the region by revitalizing King's Arrow Ranch into a premier destination for tourism, recreation, and community events. Upgraded facilities—including improved stables, new jousting grounds, an expanded pond, and a renovated pool area—will provide expanded opportunities for outdoor recreation, education, and cultural engagement. The improvements support regional tourism by attracting visitors for large-scale events, retreats, and equestrian competitions, generating increased foot traffic for local businesses. The ranch will also serve as a gathering space for families, schools, and civic groups, strengthening community identity and access to nature. These upgrades create a unique and appealing sense of place that fosters pride, economic activity, and long-term regional growth.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	This project expands the region's ability to attract and support high-growth industries such as tourism, outdoor recreation, agritourism, and heritage-based events. By investing in infrastructure that enables year-round programming—including jousting tournaments, equestrian events, historical reenactments, and wellness retreats—King's Arrow Ranch becomes a catalyst for growth in these fast-expanding sectors. The improved facilities position the region as a competitive destination for large-scale, experience-driven events that generate consistent economic activity. These industries attract vendors, hospitality services, media, and event management companies, encouraging new business formation and private investment. The project establishes a foundation for sustained growth in high-value, experience-based sectors aligned with national trends in travel, leisure, and rural economic development.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The project leverages and enhances key regional assets by creating a multipurpose venue that complements and supports nearby institutions and infrastructure. King's Arrow Ranch is located within reasonable proximity to regional airports, ports, and highway systems, making it easily accessible for large-scale events and visitors from across the Southeast. The ranch has the potential to collaborate with local educational institutions for agricultural programs, history education, environmental studies, and equine therapy. It can serve as an off-campus site for student learning, field trips, and internships. Additionally, the ranch is well positioned to host training events, reunions, and community outreach programs that involve military families and veterans, further tying it into the region's broader economic and civic framework.
10	Transformational for the future of the region but creates a wider regional impact	This project is transformational for the future of Pearl River County and the surrounding region by revitalizing King's Arrow Ranch into a major hub for cultural, recreational, and economic activity. Its upgraded facilities and expanded programming will not only serve local residents but attract visitors, vendors, and participants from across the Southeast and beyond—especially through high-profile events like Gulf Wars and international jousting tournaments. The project strengthens rural tourism, supports small businesses, and encourages private investment, generating sustained economic benefits across multiple counties. It also provides a model for how heritage, nature, and community can be leveraged to drive inclusive regional growth. By enhancing quality of life, creating jobs, and reinforcing a unique cultural identity, this project's impact extends far beyond its physical location—positioning the region as a vibrant and competitive destination for years to come.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

11	Enhances the marketability of existing industrial properties	While primarily focused on tourism and community development, this project indirectly enhances the marketability of existing industrial properties in the region by increasing regional visibility, infrastructure investment, and overall economic activity. As King's Arrow Ranch attracts more visitors, events, and private investment, supporting industries such as construction, hospitality, transportation, and agriculture also grow. This growth drives demand for industrial space, particularly for logistics, supply services, event production, and food vendors. The improved perception of the area as a thriving, active destination strengthens investor confidence and encourages further development—making nearby industrial properties more attractive for businesses seeking to locate in a vibrant, opportunity-rich environment.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project enhances the region's growing tourism, agritourism, and heritage event industry cluster by transforming King's Arrow Ranch into a unique Center of Excellence for historical reenactments, equestrian sports, and outdoor education. The ranch is already home to Gulf Wars—one of the largest medieval reenactment events in the country—and is expanding to host international jousting tournaments and equine-based programs. The improvements will position the ranch as a premier destination for living history, experiential tourism, and equestrian training in the Southeastern U.S. This concentration of specialized facilities, programming, and expertise creates a hub that draws enthusiasts, educators, vendors, and professionals—establishing a distinct regional identity and catalyzing further economic and cultural development tied to this niche but high-growth sector.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

13	Infrastructure project for business retention and development	This project is a critical infrastructure investment that supports both business retention and development in the region. Upgrading roads, utilities, fencing, and key facilities at King's Arrow Ranch ensures the continued viability of long-standing events like Gulf Wars, which have brought consistent economic activity to the area for over 30 years. Without these improvements, the risk of losing these events—and the businesses they support—would increase significantly. At the same time, the project creates new opportunities for business development by enabling the ranch to host additional events, retreats, equestrian competitions, and tourism activities. These expansions will support local vendors, service providers, contractors, and hospitality businesses, generating year-round demand and encouraging entrepreneurship. By investing in infrastructure, this project secures current economic drivers while laying the groundwork for future growth.
14	Enhances research and innovative technologies in the region	While rooted in tourism and community development, this project supports opportunities for research and innovation in the fields of sustainable land use, equine care, agritourism, and experiential education. The revitalized King's Arrow Ranch can serve as a partner site for local universities and agricultural extension services to conduct studies related to erosion control, pasture management, animal wellness, and eco-friendly infrastructure. Additionally, the expansion of event and recreational facilities creates potential for incorporating innovative technologies such as water-efficient irrigation, solar lighting, and digital ticketing and crowd management systems. The ranch's unique programming—including historical reenactments and equestrian events—also provides opportunities for partnerships in virtual reality, interpretive media, and educational tech development that is unique to the region.

Gulf Coast Restoration Fund Funding Request

Applicant: King's Arrow Ranch MS, LLC

Project Name: King's Arrow Ranch Improvements 2025

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	This project includes clear performance metrics to track outcomes and demonstrate return on investment over time. Key indicators will include: Number of events hosted annually (pre- and post-renovation) Annual visitor attendance and geographic reach Revenue generated from facility rentals, event fees, and vendor participation Number of local jobs supported or created Increases in local sales and lodging tax revenue Private investment secured in relation to public funding Data will be collected quarterly and reviewed annually to evaluate growth, financial sustainability, and economic impact. These metrics will guide adjustments, ensure accountability, and clearly demonstrate the project's long-term value to the region.

Gulf Coast Restoration Fund Funding Request

Applicant: La Pointe - Krebs Foundation

Project Name: LaPointe-Krebs Interpretive Center

Project Information

Project Year:	2026
Project Name:	LaPointe-Krebs Interpretive Center
Project Location:	4602 Fort Street, Pascagoula, MS. 39567. The project is to be built at 30.379751, -88.557388. This is on 3.7 acres in NW Pascagoula.
County:	Jackson

Applicant

Name	La Pointe - Krebs Foundation
Contact:	James U.
Address 1:	4602 Fort Street
Address 2:	
City:	PASCAGOULA
State:	MS
Zip:	39567

Mailing Address

Address 1:	4602 Fort Street
Address 2:	
City:	PASCAGOULA
State:	MS
Zip:	39567

Gulf Coast Restoration Fund Funding Request

Applicant: La Pointe - Krebs Foundation

Project Name: LaPointe-Krebs Interpretive Center

Project Description/Overview

The LaPointe-Krebs Interpretive Center.

Background:

The LaPointe-Krebs house (previously called the Old Spanish Fort), built in 1757, is the oldest scientifically dated house in the State of Mississippi and oldest remaining example of vernacular architectural remaining from the French Colonial period between the Appalachian and Rocky Mountains. It is the only remaining example of tabby (oyster shell concrete) construction on the entire Gulf Coast. The house was continuously occupied by the Krebs family, or their descendants until 1939, when it was deeded to Jackson County for perpetual preservation, and public use. The LaPointe Krebs House and the adjacent county property has, for well over 74 years, hosted innumerable public events and been an outdoor public meeting place for the community, as well as a popular tourist attraction. The facility has never had an indoor space where people could congregate.

The existing museum building was built in 1988 to provide a separate display location for the historical items previously displayed in the historic house. It, and its contents were severely damaged in 2005 by Hurricane Katrina which put four feet of water inside the museum. Katrina also caused moderate damage to the historic house, but in the 7 years that followed termites, archeological activity, and neglect resulted in severe decay. Since the creation of the LaPointe-Krebs Foundation in 2012, the historic house has been completely restored (project completed 2021). The museum building was repaired-in-kind by FEMA funding, and the historical displays inside the museum were professionally curated and completely re-designed in 2015. These display designs have since received two international design awards.

Project Description:

The project consists of a 2450 sq. ft. addition onto the east side of the existing museum to comprise an Interpretive Center. This project will allow upgrading of the current facilities (bathrooms, access, etc.) to comply with ADA requirements. The design of the new addition will be of post-on-sill, heavy-timber construction to display the mortice and tenon construction methods that would have been used in the buildings located on this property in the fall of 1719 as described by French Lieutenant Jean Francois Dumont in his memoirs.

The LaPointe Krebs House and Museum are situated on 3.45 acres. The museum is located on the eastern side of the lot while the historic house is on the northern portion, approximately 200' distant.

The Interpretive Center addition includes the following:

1. Meeting area measuring 1302 sq. ft. This is to allow educational (class field trips), social, community, and business events.
2. Two ADA compliant bathrooms with three stalls each.
3. A catering kitchen measuring 144 sq. ft.
4. Storage area for chairs, tables etc.
5. Wheelchair lift between the museum and the new addition for ADA compliance (due to hurricane code elevation requirements).
6. A lobby area
7. Outdoor decks on the east and west sides of the Interpretive Center, with ramps for ADA access.

The existing museum exterior will be renovated and re-designed to match the new addition. The interior spaces currently with curated displays will remain unchanged, while the other non-display spaces will be modified to integrate them into the Interpretive Center.

The features of the existing museum interior changes will be:

1. Dedicated office area

Gulf Coast Restoration Fund Funding Request

Applicant: La Pointe - Krebs Foundation

Project Name: LaPointe-Krebs Interpretive Center

2. Reception area

3. Utility / mechanical/ storage room

Note: The existing utilities supplies to the museum, (especially electric) will require relocation due to their current location and configuration.

Gulf Coast Restoration Fund Funding Request

Applicant: La Pointe - Krebs Foundation

Project Name: LaPointe-Krebs Interpretive Center

Project Timetable/Milestones

Estimated Start Date:	06/08/2022
Estimated Completion Date:	02/26/2027
Milestones	
Project Timetable/Milestones: MDAH and Jackson County Board of Supervisors Approval of Concept (Complete Nov 2022) Initial Concept and Scope Development. 1. Selection of architect 2. Project scope development 3. Production of concept drawings 4. Approval by MDAH and Jackson County Board of Supervisors (Complete June 21, 2023) Detail design and construction drawings 1. Selection of architect-engineering (Feb 2024) 2. Consultation with timber-frame SME. 3. Detailed design drawings and construction plans (Aug. 2025) 4. Approval by MDAH and Jackson County Board of Supervisors (Nov. 2025) Construction Phase 1. Bidding process for project contractor (Feb 2026) 2. Selection of construction contractor (May 2026) 3. Construction of project (July 2026 – Feb 2027)	

Gulf Coast Restoration Fund Funding Request

Applicant: La Pointe - Krebs Foundation

Project Name: LaPointe-Krebs Interpretive Center

Funding Section	
GCRF Funds Requested	\$900,000
Total Matching Funds	\$200,000
Overall Total Funds	\$1,100,000
Applied For Matching Sources	NA
Secured Matching Sources	1. State Legislative Funds and Hurricane Katrina Funds administered by MDAH. (\$96,270.13 and \$140,000.00 respectively) TOTAL Available = \$236,270.13 2. Hearin Chandler Five-Year Grant. (20,000 Annually) total \$100,000.00. 3. Aristide Krebs Memorial Gift. \$250,000.00.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: La Pointe - Krebs Foundation

Project Name: LaPointe-Krebs Interpretive Center

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	1
Total Full-Time Employment	2
Indirect Jobs Total	15

Gulf Coast Restoration Fund Funding Request

Applicant: La Pointe - Krebs Foundation

Project Name: LaPointe-Krebs Interpretive Center

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project will serve to enhance the competitiveness of the region by adding cultural and educational capabilities of the existing historic property
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	This project is enhancement of the existing facility (the LaPointe-Krebs Museum) which is owned by Jackson County (administered by a 501C3 Foundation), that has been in existence since the 1987.
5	Supported by multiple government or private sector entities	The property is owned by Jackson County and the project is supported by both the Jackson County Board of Supervisors and the Pascagoula City Council.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The preliminary scope development, concept drawings and approvals are complete and the selected Architect/engineering is in progress to complete the design and construction documents (completion by this August). The next phase will be to select a contractor and begin construction.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Historic LaPointe Krebs House and the Museum has been a local attraction and meeting ground for the community and tourists alike for 75 years. This project will serve to enhance the already robust usage of this property since its restoration, redesign. In the last year (2023/2024) alone, 52 percent of the visitors hailed from 48 other states. Also have had 27 visitors from foreign countries.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project will encourage, better facilitate and enhance local school field trips which were discontinued during the Covid 19 outbreak.

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

Project Information

Project Year:	2026
Project Name:	Lazy Palm Hotel / Food hall
Project Location:	711 Main Street /
County:	Harrison

Applicant

Name	Lazy Palm Hotel/Food Hall
Contact:	Marques T.
Address 1:	1911 Stuart Ave
Address 2:	Ocean Springs
City:	Ocean Springs
State:	MS
Zip:	39531

Mailing Address

Address 1:	PO BOX 831
Address 2:	
City:	Biloxi
State:	MS
Zip:	39533

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

Project Description/Overview

Project Description / Overview

Project Name: Lazy Palm Hotel & Food Hall

Location: Downtown Biloxi, Mississippi

Project Type: Hospitality & Culinary Destination

Project Sponsors/Owners: Eric McNally, Phillip Delinger, Marques Thomas

Project Summary

The Lazy Palm Hotel & Food Hall is a transformational mixed-use hospitality development in the heart of downtown Biloxi, designed to stimulate economic revitalization, promote tourism, and support small business growth. Situated on a long-vacant, underutilized property, the project will introduce a boutique hotel featuring high-end accommodations and a modern, chef-driven food hall showcasing a rotating selection of local culinary talent. The development will be a key anchor for Biloxi's urban renewal efforts, bringing new energy, vibrancy, and foot traffic to the downtown core.

Project Scope & Components

Boutique Hotel

Approximately 20–30 luxury suites

Designed to cater to tourists, professionals, and weekend travelers

Targeted 80% occupancy during peak seasons

Average Daily Rate (ADR) projected at \$1,500

Amenities may include rooftop or courtyard lounge, event space, and curated guest experiences

Food Hall

Indoor/outdoor flexible dining space

3–5 vendor stalls offering diverse culinary options

Focused on regional flavors and chef incubators

Common seating, bar area, and potential for live entertainment

Low-barrier entry model for small food businesses

Design Features

Architecture that reflects Biloxi's coastal charm with modern elements

Walkable, landscaped outdoor space with public art and gathering areas

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

Environmentally efficient systems and sustainability practices

Community & Economic Benefits

Creates 12–18 full-time and 20+ part-time/seasonal jobs

\$1.2+ million annual payroll impact

\$2.8 million annual revenue projected at stabilization

\$266,000 in annual sales tax revenue

Expected to trigger surrounding property reinvestment and tourism growth

Promotes local ownership and small business participation

Strategic Location & Regional Impact

The site is within walking distance of Biloxi's new Amtrak station, making it a key destination for regional weekend visitors from cities like New Orleans and Mobile. It is also centrally located near the Port of Biloxi, Keesler Air Force Base, and other major tourist and transportation hubs. This proximity positions the Lazy Palm to leverage regional infrastructure and enhance access to Biloxi's growing hospitality and tourism market.

Current Status & Readiness

Approved by the Biloxi Historical Commission

Reviewed and cleared by the Development Review Committee (DRC)

Property is properly zoned for intended use

Design, engineering, and permitting phases can begin immediately upon funding

Matching funds committed by project sponsors

E-Verify and other compliance documentation in place

Funding and Investment

The project is being funded through a combination of private capital, state and local economic development incentives, and an application for support through the Mississippi Gulf Coast Restoration Fund (GCRF). It aligns with the goals of GCRF by fostering tourism, creating jobs, and revitalizing downtown Biloxi through sustainable, locally driven investment.

Conclusion

The Lazy Palm Hotel & Food Hall is not just a hospitality venture—it is a strategic redevelopment initiative that blends commerce, culture, and community. It will serve as a long-term anchor for economic activity in downtown Biloxi, offering a lasting return on investment through job creation, increased tax revenue, tourism development, and small

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

business support.

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

Project Timetable/Milestones

Estimated Start Date:	01/30/2026
Estimated Completion Date:	09/01/2026
Milestones	
The Lazy Palm Hotel & Food Hall project is on an accelerated and well-structured timeline. Site control has been secured, the property is correctly zoned, and all major approvals—including clearance from the Biloxi Historical Commission and the Development Review Committee (DRC)—have been completed. Architectural design finalization is underway and scheduled to conclude by September 2025, followed by engineering and site planning through October. The permitting phase is expected to be completed by November 2025, with construction commencing in December 2025 and continuing through October 2026. During the final construction months, food hall vendors will be onboarded, and staff recruitment and training will begin. A soft opening is planned for October 2026, leading up to a grand opening in November 2026. Post-opening, quarterly reviews and annual impact reports will ensure long-term performance monitoring and operational success.	

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

Funding Section	
GCRF Funds Requested	\$3,100,000
Total Matching Funds	\$2,058,000
Overall Total Funds	\$5,158,000
Applied For Matching Sources	The Lazy Palm Hotel & Food Hall project team has actively pursued GCRF
Secured Matching Sources	Our matching funds will come for Community Bank and our personal funds.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	18
Total Full-Time Employment	18
Indirect Jobs Total	120

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Lazy Palm Hotel and Food Hall is a strategic catalyst for downtown Biloxi's economic revitalization, strengthening the regional tax base through increased property, sales, and hospitality taxes while driving private sector job creation in hospitality, culinary arts, and construction. By attracting private investment and signaling confidence in the market, it encourages redevelopment of nearby vacant properties and boosts land and lease values. Offering modern boutique lodging and a unique, chef-driven food hall, the project enhances downtown's competitive advantage by creating a vibrant, walkable destination that differentiates Biloxi from other Gulf Coast cities. Ultimately, Lazy Palm lays the foundation for sustained economic growth, urban renewal, and a thriving community future.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Based on robust financial metrics and projections, the Lazy Palm Hotel and Food Hall demonstrates strong long-term economic benefits and sustainability for downtown Biloxi and the surrounding region. With an estimated peak occupancy of 80%, an average daily rate of \$1,500, and stabilized annual revenue of \$2.8 million, the project promises high revenue generation supported by diversified income streams, including a significant contribution from the food hall. It is expected to generate \$266,000 annually in sales tax revenue, contributing over \$2.6 million in direct public revenue over ten years, alongside substantial indirect benefits from increased property values and tourism spending. The development will create 12–18 full-time and 20+ part-time jobs, injecting over \$1.2 million annually into the local economy, while maintaining operational efficiencies with disciplined cost control and strategic partnerships. Key performance indicators such as a gross operating profit margin.

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Lazy Palm Hotel and Food Hall demonstrates long-term financial sustainability through a well-structured business model that emphasizes diversified revenue streams, disciplined cost management, and ongoing reinvestment. Key performance metrics—including a targeted gross operating profit margin of 40% or higher, an annualized occupancy rate of at least 65%, a RevPAR of \$450, and a break-even point by year two—provide clear benchmarks to measure success over time. The project's scalable design, coupled with efficient operations and strong local demand, supports steady revenue growth of 4–6% annually. Additionally, a dedicated capital reserve fund and planned technology and sustainability upgrades ensure the property remains competitive and financially resilient, securing stable returns and economic benefits for the region throughout its lifecycle.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The Lazy Palm strategically leverages and enhances key regional assets by being within walking distance of the new Amtrak station, making it an ideal destination for weekend visitors and regional travelers. Its proximity to Biloxi's port, Keesler Air Force Base, and nearby airports further connects the project to vital economic and transportation infrastructure. The development also presents partnership opportunities with local educational institutions and hospitality programs, offering a platform for workforce training, internships, and career development. By aligning with these regional assets, the Lazy Palm strengthens Biloxi's position as a connected, accessible, and economically vibrant Gulf Coast destination.
5	Supported by multiple government or private sector entities	The Lazy Palm is proudly supported by multiple government and private sector entities, including the City of Biloxi, Mayor Andrew "FoFo" Gilich, all Biloxi City Council members, and key state and local legislators. Their unified backing reflects strong confidence in the project's economic impact and revitalization potential for downtown Biloxi.

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Lazy Palm Hotel & Food Hall is fully positioned to move quickly and efficiently into the design, engineering, and permitting phase. The project has already received approval from the Biloxi Historical Commission and has successfully completed the Development Review Committee (DRC) process. Additionally, the property is already zoned appropriately for the proposed use, eliminating the need for rezoning or variances. With these critical regulatory milestones cleared, the project team can immediately engage permitting professionals to initiate the next phase without delay, ensuring a swift and seamless transition into development.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Lazy Palm significantly enhances the quality of life, sense of place, and business environment in downtown Biloxi by transforming long-vacant properties into a vibrant destination for locals and visitors alike. As the city continues its rebuilding efforts, the project adds much-needed boutique lodging, culinary diversity, and recreational space—creating a walkable, welcoming environment that encourages community pride and increased foot traffic. By activating underutilized real estate and providing new opportunities for small businesses and hospitality jobs, the Lazy Palm supports Biloxi's long-term vision for revitalization and positions the area as a premier Gulf Coast tourism and lifestyle destination.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Lazy Palm strategically leverages and enhances key regional assets by being within walking distance of the new Amtrak station, making it an ideal destination for weekend visitors and regional travelers. Its proximity to Biloxi's port, Keesler Air Force Base, and nearby airports further connects the project to vital economic and transportation infrastructure. The development also presents partnership opportunities with local educational institutions and hospitality programs, offering a platform for workforce training, internships, and career development. By aligning with these regional assets, the Lazy Palm strengthens Biloxi's position as a connected, accessible, and economically vibrant Gulf Coast destination.

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

10	Transformational for the future of the region but creates a wider regional impact	The Lazy Palm Hotel and unique food hall are transformational for downtown Biloxi and the wider Gulf Coast region, marking a turning point in the city's revitalization. By turning long-vacant property into a modern boutique hotel and dynamic culinary hub within walking distance of the new Amtrak station, the project creates a year-round destination that attracts both tourists and locals. It supports small business growth, fosters culinary entrepreneurship, and brings new life to the urban core with walkable, experience-driven energy. As a high-quality, design-forward development, the Lazy Palm sets a new standard for downtown, builds investor confidence, and positions Biloxi as a cultural and economic hub for the region—redefining its future and sparking growth far beyond its footprint.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The Lazy Palm expands the region's ability to attract and support high-growth industries such as hospitality, culinary entrepreneurship, and experiential tourism. By offering a modern boutique hotel and dynamic food hall concept, it establishes a platform for local chefs, creators, and startups to launch and scale their businesses. The project also strengthens downtown Biloxi's appeal to investors and developers in real estate, entertainment, and event-based tourism—industries with strong growth potential along the Gulf Coast. As a flagship redevelopment effort, the Lazy Palm helps reposition Biloxi as a forward-looking, innovation-friendly market for next-generation hospitality and service-based ventures.
14	Enhances research and innovative technologies in the region	The Lazy Palm Hotel & Food Hall enhances research and innovative technologies in the region by integrating smart hospitality systems, sustainable building practices, and modern operational technologies. The hotel will utilize energy-efficient infrastructure, smart booking and room management systems, and advanced point-of-sale analytics for its food hall vendors. By supporting local culinary entrepreneurs through a shared innovation-driven marketplace, the project also fosters small business growth and experimentation. Its proximity to nearby educational institutions and the emerging tech corridor along the Gulf Coast provides opportunities for collaboration, internships, and workforce development centered on hospitality innovation and sustainable urban development.

Gulf Coast Restoration Fund Funding Request

Applicant: Lazy Palm Hotel/Food Hall

Project Name: Lazy Palm Hotel / Food hall

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The Lazy Palm Hotel & Food Hall establishes clear performance metrics to ensure strong outcomes and a measurable return on investment over the life of the project. Key indicators include an annual stabilized revenue target of \$2.8 million, a peak season occupancy rate of 80%, and a projected average daily rate of \$1,500. The project will generate approximately \$266,000 in annual sales tax revenue and create over 30 jobs, contributing more than \$1.2 million in annual payroll to the local economy. Performance will be measured quarterly through metrics such as RevPAR (target: \$450), Gross Operating Profit Margin ($\geq 40\%$), and annualized occupancy ($\geq 65\%$). With a projected break-even point by Year 2 and Net Operating Income reaching \$1.0–\$1.2 million annually by Year 3, Lazy Palm demonstrates a sustainable ROI while strengthening the regional economy.

Gulf Coast Restoration Fund Funding Request

Applicant: Lighthouse Square

Project Name: Lighthouse Square

Project Information

Project Year:	2026
Project Name:	Lighthouse Square
Project Location:	1057 Howard Avenue, Biloxi, MS 39530. Located at the intersection of Howard Avenue and Porter Avenue, Lighthouse Square lies within downtown Biloxi's designated redevelopment corridor. The site includes two existing commercial buildings and space for new construction, within close proximity to the Biloxi Lighthouse, beachfront, Visitors Center, and Keesler Air Force Base.
County:	Harrison

Applicant

Name	Lighthouse Square
Contact:	Julian R.
Address 1:	1057 Howard Avenue
Address 2:	
City:	BILOXI
State:	MS
Zip:	39530

Mailing Address

Address 1:	501 Rayburn Ave
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Gulf Coast Restoration Fund Funding Request

Applicant: Lighthouse Square

Project Name: Lighthouse Square

Project Description/Overview

Lighthouse Square is a ~\$4 million mixed-use redevelopment at 1057 Howard Avenue in downtown Biloxi. The project transforms a high-visibility, underutilized site—currently occupied by two mid-century commercial buildings—into a vibrant hub of housing, hospitality, and commercial enterprise that directly addresses downtown Biloxi’s strategic redevelopment priorities, aligning with the City’s 2025–2029 Consolidated Plan that states, “affordable workforce housing located in close proximity to major employment hubs continues to be a high priority.”

The development includes 20 residential/lodging units, four small business office suites, two commercial storefronts, and a signature restaurant and bar led by Mississippi James Beard semifinalist and renowned restaurateur Derek Emerson. The site lies within the City’s designated Howard Avenue redevelopment corridor, a priority area for walkable, mixed-use infill. Just blocks from the Biloxi Lighthouse, beachfront, Visitors Center, Fire Museum, Keesler Air Force Base, and the future Mississippi Cyber Center, Lighthouse Square connects historic and cultural assets to the city’s commercial core and economic future.

The project preserves and adaptively reuses two existing structures while introducing new construction to meet community needs. The development offers flexible, multi-use functionality while supporting small business growth, tourism, and housing access downtown.

Lighthouse Square is strategically located near the Mississippi Cyber and Technology Center, a \$20.1 million public-private initiative funded by \$13.5 million from the Gulf Coast Restoration Fund and \$6.6 million from RESTORE. The development will provide critical infrastructure—housing, lodging, dining, and office space—for the workforce and professionals associated with this next-generation training and technology hub. Combined with the existing 5,100+ active-duty personnel, 1,600 civilian employees, and thousands of contractors and students at Keesler AFB, the project serves both immediate and future economic drivers in Biloxi.

Economic Development Impact & Strategic Alignment

HOUSING & LODGING FLEXIBILITY

20 units support a hybrid model that responds to both current workforce housing shortages and downtown hospitality demand. The development supports City goals for proximity housing near major employment centers like Keesler AFB.

SMALL BUSINESS & MIXED-USE SPACE

Four office suites, two retail storefronts, and a 1,600 SF restaurant space foster entrepreneurship and create new economic activity along a key corridor. The project directly aligns with Biloxi’s goal to “promote walkable, fully accessible, mixed-use development patterns.”

CULTURAL TOURISM & DOWNTOWN REVITALIZATION

Lighthouse Square reactivates long-vacant parcels and strengthens the pedestrian connection between major coastal landmarks and downtown. Adaptive reuse of the property’s historic structures preserve local character while inviting new activation.

WORKFORCE & TECH-ECONOMY INFRASTRUCTURE

Located adjacent to the forthcoming Mississippi Cyber and Technology Center, Lighthouse Square supports and amplifies statewide public investments by offering live-work-play infrastructure for tech-sector professionals,

Gulf Coast Restoration Fund Funding Request

Applicant: Lighthouse Square

Project Name: Lighthouse Square

contractors, and visitors.

JOBS & REVENUE IMPACT

The project will generate or support 20+ jobs in hospitality, management, entrepreneurship, and small business operations. The projected annual gross economic impact of Lighthouse Square is approximately \$3.35 million, contributing to local tax bases and long-term economic growth.

Gulf Coast Restoration Fund Funding Request

Applicant: Lighthouse Square

Project Name: Lighthouse Square

Project Timetable/Milestones

Estimated Start Date:	07/01/2025
Estimated Completion Date:	10/29/2027
Milestones	
JULY 2025 – Property Acquisition (complete) The development group acquired 1057 Howard Avenue in full, including the West End Cleaners building, adjacent pharmacy structure, and surrounding land.	
SUMMER/FALL 2025 – Conceptual Design & Schematic Planning (underway) Initial planning, architectural concepts, and stakeholder coordination are in progress to finalize program layout, historic preservation approach, and tenant accommodation.	
WINTER 2025–SPRING2026 – Design Development, Permitting & Pre-Construction Final architectural plans, engineering, and MEP (mechanical, electrical, plumbing) design. Permitting and contractor mobilization.	
SPRING 2026 – Construction Launch & Site Preparation Site clearing, utility improvements, grading, and foundation work.	
SUMMER/FALL 2026 – Structural Framing & Core Construction (new 3-story mixed-use building) Construction of residential units, restaurant, and office suites.	
FALL/WINTER 2026 – Mechanical / Electrical / Plumbing (MEP) Installation Interior systems rough-in and infrastructure installation.	
WINTER/SPRING 2027 – Interior Build-Outs & Finishes Completion of residential units, office studios, commercial storefronts, and restaurant interiors.	
SPRING 2027 – Historic Structure Rehabilitation Renovation and adaptive reuse of existing building façades and interiors.	
SUMMER 2027 – Final Inspections, Furnishings, and Certificate of Occupancy	
FALL/WINTER 2027 – Tenant Move-In & Project Opening	

Gulf Coast Restoration Fund Funding Request

Applicant: Lighthouse Square

Project Name: Lighthouse Square

Funding Section	
GCRF Funds Requested	\$1,500,000
Total Matching Funds	\$2,400,000
Overall Total Funds	\$3,900,000
Applied For Matching Sources	GCRF (this application) - \$1,500,000
Secured Matching Sources	Private Banking (Origin Bank) - \$750,000 Development Group funds - \$1,650,000
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Lighthouse Square

Project Name: Lighthouse Square

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	2
Increase in Full-Time Employ From Proj	20
Total Full-Time Employment	22
Indirect Jobs Total	40

Gulf Coast Restoration Fund Funding Request

Applicant: Lighthouse Square

Project Name: Lighthouse Square

Legislative Priorities Met Section

Priority	Description	Met By
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Pro forma and economic impact estimate shows over \$3M in projected annual gross receipts; diversified income streams across hospitality, retail, restaurant, and office tenancy; and a demonstrated return on investment for public and private partners, including the City of Biloxi and local leadership seeking to unite and activate its historic and resurgent downtown footprint.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Project involves \$2M in private capital; development group members have a successful record of leveraging institutional partnerships for match funding (Walter Anderson Museum, The Collective).
5	Supported by multiple government or private sector entities	Strong coalition of partners includes the City of Biloxi, Greater Biloxi Economic Development Foundation, Main Street Biloxi, Biloxi Bay Area Chamber, and the Mississippi Gulf Coast Chamber of Commerce.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Site is privately owned; zoning and land use already support the proposed mixed-use program; design is underway with targeted construction start date in Spring 2026.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Lighthouse Square delivers pedestrian-oriented redevelopment that fills a key gap along the Howard Avenue corridor, adding culinary, hospitality, residential, and entrepreneurial office uses that benefit both locals and tourists.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Located just blocks from the Mississippi Cyber & Technology Center (GCRF/RESTORE-funded), and immediately adjacent to Keesler Air Force Base and the Biloxi Visitors Center; the project provides flexible housing and lodging options for personnel and visitors.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Economic projections and pro forma model provide clear indicators of job creation, small business tenancy, tax generation, and tourism impact.

Gulf Coast Restoration Fund Funding Request

Applicant: Long Beach Harbor

Project Name: Long Beach Harbor Complex Restoration

Project Information

Project Year:	2026
Project Name:	Long Beach Harbor Complex Restoration
Project Location:	720 South Cleveland Avenue, Long Beach, MS 39560
County:	Harrison

Applicant

Name	Long Beach Harbor
Contact:	Tim P.
Address 1:	201 Jeff Davis Avenue
Address 2:	
City:	LONG BEACH
State:	MS
Zip:	39560

Mailing Address

Address 1:	201 Jeff Davis Avenue
Address 2:	
City:	Long Beach
State:	MS
Zip:	39560

Gulf Coast Restoration Fund Funding Request

Applicant: Long Beach Harbor

Project Name: Long Beach Harbor Complex Restoration

Project Description/Overview

Long Beach stands shovel-ready, with fully designed projects and construction already underway to restore a storm-resilient, multi-use harbor at the heart of the Mississippi Gulf Coast. The harbor is essential to the city's economic base—supporting fishing, tourism, and emergency response—and serves as a centerpiece for civic and commercial life. Over \$27 million in local, state, and federal funding has been secured toward this effort. With additional support, Long Beach can fully realize a safe, accessible, and resilient harbor that protects prior investments and delivers long-term public value.

BACKGROUND

Hurricane Zeta severely damaged the Long Beach Small Craft Harbor in 2020. FEMA awarded a capped \$2.56 million "Like Kind" estimate, which provides only basic structural restoration using timber piles. The FEMA-funded project has been fully designed and bid, but it does not address long-term resilience, sustainability, or electric power. This limited scope left an \$8 million funding gap, prompting the City to seek Pre-Disaster Mitigation funds to install reinforced concrete piles and modernize essential harbor infrastructure.

Significant progress has been made. In May 2025, the City broke ground on the \$4.3 million Gateway Harbor Project, supported by Congressionally directed HUD funds. This project connects the harbor to downtown via ADA walkways, vendor space, landscaping, and a civic tower. Concurrently, the City is executing \$16.29 million in GOMESA, GCRF, and Tidelands-funded bulkhead and shoreline resiliency efforts. The Southeast Bulkhead is complete, the Eastern Wall is 99% finished, and the Inner Bulkhead is under construction with Gulf Coast Restoration Funds. The Southern Quay—the final perimeter wall—was bid in June 2025 and is partially funded. Together, these projects create a resilient harbor edge but do not complete the functional or operational core of the working waterfront.

REMAINING NEEDS & GCRF REQUEST

The City of Long Beach is now requesting additional support from the Gulf Coast Restoration Fund to transform the harbor from a post-disaster recovery zone into a fully resilient, economic and community asset for the region.

1. Completion of Inner Bulkhead & Southern Quay

Requested Amount: \$1,450,000

Inner Bulkhead:

This project replaces deteriorating shoreline infrastructure with a robust, reinforced concrete system designed to stabilize the shoreline, safeguard existing maritime pathways, and improve harbor resilience. Key elements include:

- Demolition of damaged concrete sidewalk, asphalt pavement, pile caps, and sheet piles.
- Construction of a concrete stem wall and concrete sheet pile supported by 14"x14" prestressed concrete piles.
- Utility chases, riprap-filled backfill, geotextile stabilization fabric, and engineered expansion joints.

The Inner Bulkhead is engineered to withstand tidal variations, reduce erosion, and support future harbor infrastructure.

Southern Quay:

This initiative removes and replaces deteriorated quay elements with a fortified shoreline system anchored by:

- Precast concrete pile caps and 14"x14" prestressed concrete piles,
- Reinforced concrete walls, riprap, drainage, and polyurethane-sealed joints.

Gulf Coast Restoration Fund Funding Request

Applicant: Long Beach Harbor

Project Name: Long Beach Harbor Complex Restoration

By reestablishing a structurally sound waterfront edge and pier system, the Southern Quay enhances resilience against storm surge while preserving and expanding access to the Mississippi Sound for commercial and recreational vessels—making it a vital component in sustaining the harbor's long-term utility and economic value.

2. Final Enhancements to the Gateway Harbor Project

Requested Amount: \$675,000

Though construction is underway, supplemental funding is needed to complete the Gateway vision. Requested improvements include:

- Two public pavilions,
- Pedestrian lighting for nighttime and off-peak safety,
- Site furnishings to activate and support year-round community use.

3. Switchgear & Electrical Utility Equipment for Harbor Operation

Requested Amount: \$5,535,000

To fully power and illuminate the harbor, the City seeks to install elevated platforms on Piers 1, 2, and 3 that will house critical switchgear and power systems. Designed to complement the architectural style of the Gateway Harbor structures, these platforms will:

- Provide lighting for walkways,
- Power boat slips, as well as seafood storage and processing equipment,

Each platform includes:

- Dry-Type Transformer (480-208Y/120V, NEMA 2),
- Single-Phase Panel (240V, MCB),
- Steel Framing (fabrication & installation),
- Concrete Foundations & Pilings,
- Access Ladders, Railings, and Grating,
- Electrical Conduit & Junction Boxes,
- Electrical & Structural Labor.

Total Request: \$7,660,000

With over \$27 million already invested and active construction underway, this request ensures Long Beach completes its storm-resilient, fully functional harbor—an anchor for coastal tourism, commerce, emergency response, and public life.

Gulf Coast Restoration Fund Funding Request

Applicant: Long Beach Harbor

Project Name: Long Beach Harbor Complex Restoration

Project Timetable/Milestones

Estimated Start Date:	05/12/2025
Estimated Completion Date:	10/30/2026
Milestones	
Gateway Harbor Construction Construction began on May 12, 2025 and is estimated to be completed by May 2026.	
Inner Bulkhead Construction Construction began on May 19, 2025 and is scheduled for completion by October 2026.	
Southern Quay Construction Construction is forecast to begin in September 2025 and be completed by July 2026.	
FEMA Public Assistance Repairs The project was bid on July 29, 2025, with construction estimated to begin by October 2025 and be completed by mid-summer 2026.	
Switchgear & Electrical Utility Equipment Installation Currently under design. If funding is secured, installation is anticipated to begin in early 2026 concurrently with FEMA repairs and concluded by the end of October 2026.	
Full Harbor Complex Restoration Pending funding availability—including potential additive change orders—the full Harbor Complex Restoration is projected to be completed by the end of October 2026.	

Gulf Coast Restoration Fund Funding Request

Applicant: Long Beach Harbor

Project Name: Long Beach Harbor Complex Restoration

Funding Section	
GCRF Funds Requested	\$7,660,000
Total Matching Funds	\$19,740,000
Overall Total Funds	\$27,400,000
Applied For Matching Sources	The City of Long Beach is requesting \$2.56 million in Pre-Disaster Mitigation funds to replace approximately 460 timber pilings with reinforced concrete pilings as part of a Congressional Community Funded Project. The City has applied for \$2.5 million in GOMESA funds for the Long Beach Smallcraft Harbor – Northwestern Bulkhead.
Secured Matching Sources	The City of Long Beach has secured \$2.5+ million FEMA-funded pier reconstruction, HUD Community Funded Project of \$4.3 million Gateway Project, the \$2.19 million in GOMESA for the SE Bulkhead Project, \$5.2 million GOMESA funds for the Eastern Bulkhead, and the \$2.55 million Southern Quay development. Additionally, through multiple legislative sessions, the City has accumulated approximately \$3 million in Tidelands funds. Previously, the City has been appropriated \$4.5 million in Gulf Coast Restoration Funds from the 2022 and 2023 Legislative Sessions. This number is not in the \$19,740,000 "matching funds" appropriated toward the Harbor Complex.
Previously Funded With GCRF Funds	Yes
Legislative Session	2022, 2023

Gulf Coast Restoration Fund Funding Request

Applicant: Long Beach Harbor

Project Name: Long Beach Harbor Complex Restoration

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	2
Total Full-Time Employment	3
Indirect Jobs Total	15

Gulf Coast Restoration Fund Funding Request

Applicant: Long Beach Harbor

Project Name: Long Beach Harbor Complex Restoration

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Yes. The Harbor Complex will enhance tourism, job retention, and economic activity. Prior to Hurricane Zeta, the harbor operated at 73% occupancy and supported tourism, retail, and marine services. The restoration will attract private investment and increase harbor-dependent business growth
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Yes. Though a formal CBA is not attached, the request builds on \$27M already invested from FEMA, GOMESA, HUD, Tidelands, and GCRF sources. Long Beach forecasts strong economic returns through restored slip rentals, business revitalization, and increased tourism
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Yes. The Inner Bulkhead project lists performance metrics: infrastructure completion, harbor usage, tourism growth, and reduced maintenance costs. Performance is tracked via quarterly and annual reports.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Yes. The project leverages funds from FEMA, GOMESA, Tidelands, HUD Community Funded Projects, and local match commitments. None of the match comes from BP settlement funds.
5	Supported by multiple government or private sector entities	Yes. The project is supported by Harrison County, the University of Southern Mississippi Long Beach Campus, and numerous harbor-based businesses, and downtown commercial businesses that will benefit from an inviting "front porch" to the City by the completed Harbor Complex inclusive of the Gateway Project.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes. Permits (USACE, MS DMR) have been secured, and bid documents have been completed. The HUD funds went through and were approved in a rigorous environmental assessment. Some components (Inner Bulkhead) have been bid and awarded, and mobilization is being scheduled for other aspects of the project. The entirety of the harbor complex is "shovel ready" and underway.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Yes. The project includes public pavilions, pedestrian lighting, a boardwalk, and ADA walkways. It supports recreational boating, fishing, tourism, and events like Cruisin' the Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: Long Beach Harbor

Project Name: Long Beach Harbor Complex Restoration

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Yes. The project supports regional growth by integrating with certified gaming areas (Long Beach), expanding tourism amenities, and increasing the attractiveness of Long Beach for new ventures
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	s. The harbor supports the Coast Guard, DMR, and local fire departments. Enhancing its capacity strengthens regional emergency response, education (USM), and port access.
10	Transformational for the future of the region but creates a wider regional impact	Yes. The harbor is a central asset for tourism, emergency services, and coastal access. The project is expected to create a regional waterfront destination and bolster coastal resiliency.
11	Enhances the marketability of existing industrial properties	Yes. Though not industrial in the traditional sense, this project makes commercial waterfront parcels and harbor-facing businesses more viable by improving access, resilience, and customer traffic. Also, the City undertaking plans to revitalize the commercial seafood storage and processing industry at the Harbor and is in discussion with private businesses that would underpin the strategy.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Yes. The harbor supports charter fishing, seafood processing, and tourism clusters. Plans include powering seafood processing facilities with the upgraded switchgear and utility systems.
13	Infrastructure project for business retention and development	Yes. The project proactively protects and upgrades a vital public harbor, creating a resilient platform for economic activity, including retail, restaurants, and maritime services. Since the harbor has been closed, the businesses around the harbor have struggled or closed.
14	Enhances research and innovative technologies in the region	Indirectly. While not a research facility, the harbor's integration with the University of Southern Mississippi and support for resilient infrastructure may facilitate marine science and coastal resilience research.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Yes. The Inner Bulkhead performance metrics include infrastructure completion, elevation targets, job creation, harbor slip utilization, tourism growth, and erosion mitigation.

Gulf Coast Restoration Fund Funding Request

Applicant: Main Street Building LLC

Project Name: Revive the Blues District: A Biloxi Main Street Initiative

Project Information

Project Year:	2026
Project Name:	Revive the Blues District: A Biloxi Main Street Initiative
Project Location:	Main Street Biloxi Biloxi MS 39530 (multiple address)
County:	Harrison

Applicant

Name	Main Street Building LLC
Contact:	Marcia H.
Address 1:	260 Main Street
Address 2:	
City:	BILOXI
State:	MS
Zip:	39530

Mailing Address

Address 1:	PO Box 738
Address 2:	
City:	Mendenhall
State:	MS
Zip:	39114

Gulf Coast Restoration Fund Funding Request

Applicant: Main Street Building LLC

Project Name: Revive the Blues District: A Biloxi Main Street Initiative

Project Description/Overview

Executive Summary

Revive the Blues District: A Biloxi Main Street Initiative, will transform Biloxi's historic Main Street into a vibrant destination for culture, commerce, and community. Anchored by the Biloxi Blues Marker on the Mississippi Blues Trail, this multi-faceted project will bring new life to several Main Street sites, combining historic preservation, mixed-use redevelopment, and cultural programming to drive tourism, support local businesses, and create new opportunities for residents. Partnering with a local nonprofit with a proven history in education and cultural projects ensures trusted leadership, strong community ties, and transparent management of funds. With support from the Gulf Coast Restoration Fund, this project will honor Biloxi's heritage while building a thriving economic and cultural future.

Project Summary

Revive the Blues District is a targeted, multi-faceted redevelopment initiative designed to restore Biloxi's historic Main Street into a vibrant hub for culture, commerce, and community life. Anchored by the Biloxi Blues Marker on the Mississippi Blues Trail, the effort will activate multiple sites along Main Street, each contributing to a unified vision for economic revitalization and cultural preservation. This work is being done in partnership with a local nonprofit with a proven history in education and cultural programming, ensuring strong community ties, public trust, and experienced leadership in delivering impactful projects.

Project Objectives

- Restore Main Street as a recognized cultural and economic destination
- Support local jobs in hospitality, arts, and event operations
- Stimulate tourism and reinvestment in historically underserved areas
- Strengthen community pride and identity through inclusive engagement

Project Components

- Mixed-Use Redevelopment: Transformation of Main Street properties into a blend of short-term rentals, retail storefronts, cultural venues, and community amenities
- Cultural Activation: Creation of the Mississippi Blues Trail Event Venue and restoration of the Nichols House Museum to celebrate and share Biloxi's heritage
- Community & Workforce Impact: Opportunities for employment and growth in hospitality, cultural programming, and operations, with added benefits for local vendors, artists, and small businesses

Expected Impact

- New job opportunities tied directly to project development and operations
- Increased tourism and investment in an underserved district
- Expanded platforms for local entrepreneurs and artists
- Strengthened community identity and civic pride

Conclusion

Revive the Blues District will honor Biloxi's history while creating a foundation for its future. With support from the Gulf Coast Restoration Fund, this project will help build a Main Street that attracts visitors, supports local businesses, and serves as a source of pride for residents for years to come.

Gulf Coast Restoration Fund Funding Request

Applicant: Main Street Building LLC

Project Name: Revive the Blues District: A Biloxi Main Street Initiative

Project Timetable/Milestones

Estimated Start Date: 09/01/2025

Estimated Completion Date: 12/01/2026

Milestones

Accelerated 18-Month Project Timeline Summary Table

Phase	Start Date	End Date	Total Time (Months)
Schematic Design	2025-09-01	2025-09-30	1
Design Development	2025-10-01	2025-11-30	2
Construction Docs & Permits (Parallel)	2025-12-01	2026-02-28	3
Construction Phase	2026-03-01	2026-12-31	10
Final Fit-Out & Inspection	2026-12-01	2027-02-28	3

Gulf Coast Restoration Fund Funding Request

Applicant: Main Street Building LLC

Project Name: Revive the Blues District: A Biloxi Main Street Initiative

Funding Section	
GCRF Funds Requested	\$19,339,884
Total Matching Funds	\$2,916,745
Overall Total Funds	\$22,256,629
Applied For Matching Sources	Funding sources include private sector, local, state, and federal loans and grants.
Secured Matching Sources	Small business loans and private equity
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Main Street Building LLC

Project Name: Revive the Blues District: A Biloxi Main Street Initiative

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	1

Gulf Coast Restoration Fund Funding Request

Applicant: Main Street Building LLC

Project Name: Revive the Blues District: A Biloxi Main Street Initiative

Legislative Priorities Met Section

Priority	Description	Met By
5	Supported by multiple government or private sector entities	This project is backed by a coalition of public officials, private developers, and nonprofit organizations. Letters of support included in the review packet demonstrate widespread confidence and commitment from stakeholders at all levels. Our nonprofit partnerships further grounds the project in equity and long-term community benefit.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	We have already engaged with city departments and permitting agencies to ensure a smooth transition into the next phase. Our team has reviewed the city's permitting process and built strong communication channels with respective agencies to ensure the project is shovel-ready.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This initiative revitalizes a culturally rich corridor of Biloxi, anchored by Mississippi Blues Trail marker, family friendly attractions, and short-term rental access. It enhances livability, supports local entrepreneurs, and encourages immersive tourism that benefits both residents and visitors.
10	Transformational for the future of the region but creates a wider regional impact	This project doesn't just improve a single block it sets a precedent for equitable investment in underrepresented neighborhoods. Its impact will ripple across the region, supporting workforce development, cultural tourism, and long-term economic revitalization along Main Street and beyond.

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

Project Information

Project Year:	2026
Project Name:	LMDC Blue Economy STEM Center
Project Location:	Lynn Meadows Discovery Center (children's museum located within the Tidelands, just one block from the shore and 4 miles from the Port of Gulfport) 246 Dolan Ave. Gulfport, MS 39507
County:	Harrison

Applicant

Name	Lynn Meadows Discovery Center
Contact:	Kristen D.
Address 1:	246 Dolan Avenue
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39507

Mailing Address

Address 1:	246 Dolan Avenue
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39507

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

Project Description/Overview

With the future of Mississippi's coastal workforce in mind, Lynn Meadows Discovery Center (LMDC) is expanding its impact through the construction of the Blue Economy STEM Center, a vital initiative designed to inspire the next generation along the Mississippi Gulf Coast through early engagement in STEM education, coastal conservation, and Blue Economy career pathways. As Mississippi's first children's museum welcoming about 120,000 visitors annually, LMDC is uniquely positioned to introduce community members of all ages to Blue Economy concepts through interactive exhibits and hands-on learning. This visionary project aims to position Mississippi's Gulf Coast as a national model for Blue Economy education for elementary and middle-grade students, contributing to efforts in reducing the number of residents leaving the state by matching industry needs to student experience.

The Blue Economy STEM Center will serve as a central hub for LMDC's expanding STEM programming, featuring exhibits and learning spaces that highlight the region's coastal industries and technological advancements. Beginning in August 2026, LMDC will undertake finalizing plans, permitting, vendor selection, and construction of the new facility. Building completion is targeted for summer 2027, with interiors, exhibits, and landscaping tentatively finalized by spring 2028.

Related STEM programming at the museum is growing rapidly and reflects strong regional partnerships and community need. For the past two years, LMDC served as a host site for Gulf Blue's "DEMO Day," an event showcasing innovation and entrepreneurship in the region and its effect on the global stage. Current museum offerings include GSK Science in the Summer in partnership with GSK and the Franklin Institute, Blue Economy STEM kits funded by the National Marine Sanctuary Foundation, and a new aquaponics exhibit in cooperation with Symbiotic Aquaponic and the University of Southern Mississippi (USM) opening in late 2025. This year LMDC was chosen by the Mississippi Humanities Council to host the Spark! Places of Innovation traveling Smithsonian exhibit, which will highlight the historical ingenuity of Mississippi's coastal communities. LMDC has also installed the Motus Wildlife Tracking System in partnership with Audubon and Mississippi State Extension, launched training for middle school educators, and regularly provides STEM activities during Discovery Days, camps, and homeschool programs.

LMDC has partnered with Tall Architects to begin designing the Blue Economy STEM Center, and convened a separate public forum, "The Big BLUE Economy", to share plans for the campus expansion and gather input from community members, educators, and local leaders. These efforts reflect LMDC's commitment to inclusive planning and regional collaboration. With support from the Gulf Coast Restoration Fund, LMDC seeks to expand its capacity to deliver high-quality STEM education and career exploration experiences that will ensure students encounter these vital concepts early, often, and in ways that spark lifelong curiosity and learning.

Designed to drive regional advancement and economic resilience, the Blue Economy STEM Center will position LMDC as a national leader in transformational early workforce development efforts, a missing piece in the pathway to Mississippi Blue Economy careers. While similar education initiatives are increasingly present at the secondary and post-secondary levels, there remains a critical gap in early exposure for elementary and middle school students. Research indicates that children begin to develop perceptions about their future careers during the elementary years, underscoring the importance of early interventions in shaping aspirations and academic engagement, with early career exploration not only improving academic performance but also helping young learners understand the connection between their developing self-concept, education, and future professional opportunities (Yavuz 2022). National organizations such as the American School Counseling Association (ASCA, 2023, 2024) and the College Board's National Office for School Counselor Advocacy (NOSCA, 2010) emphasize the importance of introducing college and career readiness standards starting in elementary school.

The Blue Economy STEM Center will offer hands-on learning experiences that provide meaningful exposure to real-world career pathways, fostering an informed and motivated future workforce. These early engagements are critical to supporting long-term economic growth and resource stewardship in Mississippi. This initiative will establish a clear and cohesive pipeline from LMDC's elementary and middle school programming to high school Career and Technical

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

Education (CTE) STEM pathways offered by local school districts, ultimately preparing students for advanced academic and technical programs at Mississippi's universities and positioning them as essential contributors to the state's future.

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

Project Timetable/Milestones

Estimated Start Date: 08/03/2026

Estimated Completion Date: 05/31/2028

Milestones

Groundwork (already completed) 2023-2025

- Purchased initial lots (June of 2023)
- Met with Architect team at Tall Architects to conceptualize our ideas and bring visual clarity to our expansion plans (June 2024).
- Hosted in DEMO Days as an official community partner with USM's Gulf Blue (June 2024 and April 2025).
- Held the Big BLUE Economy community forum dedicated to inspiring the next generation of changemakers. We invited the community, parents, educators, scientists, partners, and anyone interested in joining us to learn more about our Blue Economy efforts and how we are inspiring our youngest citizens to engage with early workforce development concepts. We discussed our future campus expansion, our upcoming Blue Economy educational programming, and a variety of potential partnership opportunities (October 10th, 2024).
- Formalized collaboration with the University of Southern Mississippi and local school district.

Project Timeline: August 2026 – June 2028

Planning, Design & Site Preparation: August – October 2026

- Form a project committee to define scope, objectives, and key milestones.
- Conduct strategic planning sessions with Blue Economy stakeholders.
- Finalize selection of exhibit design firm and begin coordination with architect.
- Finalize architectural plans in conjunction with exhibit design plans.
- Complete master site plan.

Pre-Construction and Procurement: October 2026 – March 2027

- Finalize preliminary building and exhibit designs with architects and designers.
- Develop a detailed project plan, including construction timelines and budgets.
- Issue Requests for Proposals (RFPs) for contractors and vendors.
- Conduct bidding and negotiation process with contractors.
- Finalize construction contracts.

Construction & Exhibit Fabrication: March 2027 – February 2028

- Begin vertical building construction of the STEM Center and related facilities.
- Fabricate exhibit components off-site in parallel with construction.
- Continue strengthening partnerships and seek supplemental funding as needed.

Exhibit Installation & Launch Preparation: March – May 2028

- Install exhibits and complete interior build-out.
- Conduct systems testing, safety inspections, and final walkthroughs.
- Hire and train staff for operations and programming.
- Launch marketing campaign.

Grand Opening & Program Launch: June 2028

- Host ribbon-cutting and opening celebrations.
- Launch STEAM-based programs and welcome public visitors.

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

Funding Section	
GCRF Funds Requested	\$6,400,000
Total Matching Funds	\$1,600,000
Overall Total Funds	\$8,000,000
Applied For Matching Sources	Partial matching funds have been obtained and LMDC is currently pursuing additional sources. Possible sources for the remaining funds needed include: sponsorships from Gulf Coast based industries, federal grants, corporate grants, and fundraising events.
Secured Matching Sources	The land purchased for the project for the amount of \$240,863.75 represents about 15% of the total matching funds needed (see attachments). Current LMDC bank statement (see attachments) reflects a balance of \$465,766.61 in available funds, representing the museum's capacity to produce at this time about 25% of the funds needed. Combined, LMDC currently is able to substantiate about 40% of the \$1,600,000 required to match the funding request.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	10
Increase in Full-Time Employ From Proj	4
Total Full-Time Employment	14
Indirect Jobs Total	15

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Blue Economy STEM Center strengthens the Mississippi Gulf Coast's long-term competitiveness by creating the region's first early education STEM campus focused on the Blue Economy. By introducing students to high-demand fields like shipbuilding, marine technology, aquaculture, and environmental science, the project builds a local talent pipeline that supports private sector job creation and long-term workforce retention. Early exposure to these careers reduces youth outmigration and aligns with regional industry needs, as evidenced by strong support from Gulf Blue and Symbiotic Aquaponic. Backed by research on early career development, the project positions Mississippi as a leader in transformational workforce strategies. This investment is designed to attract private investment, grow the tax base, and ensure the region remains competitive in an evolving coastal economy.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Blue Economy STEM Center demonstrates long-term financial sustainability through a diversified funding model that includes grants, earned revenue, sponsorships, and rentals. Building on LMDC's 30-year operating history and partnerships with national organizations like GSK and the Smithsonian, the project is designed for lasting impact. Programs such as teacher workshops and family events will generate consistent revenue while deepening community engagement. Performance will be tracked using clear metrics, including visitor numbers, student participation in STEM programs, teacher training sessions, and transitions into CTE and post-secondary pathways. Detailed cost estimates and phased implementation plans from Tall Architects further support the project's financial viability. Backed by research on early STEM education, the project is structured to deliver measurable, long-term returns for Mississippi's economy and workforce.

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The Blue Economy STEM Center leverages a strong network of local, state, federal, and private sector partners to maximize the impact of the Gulf Coast Restoration Fund support. Aligned with strategic plans from entities like the Port of Gulfport, the project draws on backing from Gulf Blue, the University of Southern Mississippi, and national Blue Economy initiatives. LMDC has secured resources from the National Marine Sanctuary Foundation, Symbiotic Aquaponic, and the Mississippi Humanities Council, with additional philanthropic support actively pursued. With a history of federal partnerships and local government support, including the Mayor of Gulfport, the museum is well positioned to attract future investment. Planning documents and cost estimates reflect a readiness to make this a high-leverage opportunity for sustained regional impact.
5	Supported by multiple government or private sector entities	The Blue Economy STEM Center is strongly supported by a diverse coalition of public and private sector partners committed to regional growth and educational advancement. Letters of support from the Mayor of Gulfport, Gulfport School District, Gulf Blue, the USM Office of STEM Education, and Symbiotic Aquaponic reflect broad-based backing from local government, education, industry, and nonprofit leaders. Ongoing collaborations with Audubon and others, as well as community engagement efforts like "The Big BLUE Economy" forum, further demonstrate alignment with regional priorities. These partnerships bring vital resources, credibility, and expertise, ensuring the project's success and long-term impact across the Mississippi Gulf Coast.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Blue Economy STEM Center is shovel-ready and positioned for rapid implementation. With property already secured and conceptual design completed by Tall Architects, the project can quickly advance to permitting, vendor selection, and construction, scheduled to begin in August 2026. LMDC has a strong track record of delivering capital projects on time and within budget, demonstrating the organizational capacity needed for timely execution. Supporting materials, including a property map, building mockups, and detailed cost estimates, confirm the project's readiness to move swiftly into the design, engineering, and permitting phase, aligning with Gulf Coast Restoration Fund priorities for near-term impact.

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Blue Economy STEM Center will significantly enhance quality of life, education, tourism, and the business environment along the Mississippi Gulf Coast. As an award-winning attraction with over 120,000 visitors annually, LMDC is already a cornerstone of regional tourism and family engagement. The project will expand this impact by offering interactive exhibits and hands-on programs that blend recreation with early career exploration in coastal industries. It fills a unique gap by providing child-focused STEM learning tied to Mississippi's Blue Economy, something not currently offered by other local institutions. By strengthening the region's identity as an educational tourism destination and supporting early workforce development, LMDC will enrich the visitor experience, draw more families and school groups, and contribute meaningfully to the Coast's economic vitality and cultural appeal.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Blue Economy STEM Center strategically leverages Mississippi's key regional assets to build a seamless pipeline from early education to workforce development. Through partnerships with the Gulfport School District, students will explore STEAM careers they can later pursue through Gulfport High's Academic Institutes. Proposed collaborations with USM, NOAA, and Stennis bring real-world research into the museum through potential exhibits like an ROV tank, sonar-mapping boat, and livestreams from research vessels. A shipbuilding station and crane exhibit, developed with input from the Port of Gulfport and industry partners, would reflect regional maritime priorities and support early exposure to workforce pathways. By connecting families and students with Mississippi's research institutions, marine industries, and trade infrastructure, the STEM Center becomes a foundational link in a larger ecosystem that supports long-term workforce growth and regional competitiveness across coastal s

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

10	Transformational for the future of the region but creates a wider regional impact	The Blue Economy STEM Center is a transformational project that redefines workforce development by introducing Blue Economy careers at the elementary level, an often-overlooked stage in traditional talent pipelines. By filling this critical gap, the Center positions Mississippi's Gulf Coast as a national model for early STEM education linked to regional industry. The project integrates sustainability, ingenuity, and career readiness into hands-on learning, creating a scalable framework for other coastal communities. Backed by national best practices and strong local support, it expands the impact of the Blue Economy conversation beyond higher education and into early childhood, ensuring long-term regional resilience and competitiveness. This visionary approach reshapes how communities prepare for future economic and environmental challenges, offering broad, lasting benefits across Mississippi and beyond.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The Blue Economy STEM Center will establish a regional Center of Excellence focused on early childhood engagement in Mississippi's targeted Blue Economy industry cluster. Unlike other institutions, LMDC uniquely connects hands-on STEM exhibits representing real-world applications such as shipbuilding, port logistics, marine science, and coastal resilience. Through partnerships with USM, the Gulfport School District, NOAA, the Port of Gulfport, and Stennis Space Center, each exhibit highlights tools and technologies used across coastal industries. Serving Mississippi and neighboring Gulf states, LMDC fills a critical gap in workforce development and supports local academic pathways like Gulfport High's Academic Institutes through early learning. LMDC will share its transformative model and best practices nationally through professional networks such as the Association of Children's Museums, positioning Mississippi as a leader in early Blue Economy workforce education and coastal innovat

Gulf Coast Restoration Fund Funding Request

Applicant: Lynn Meadows Discovery Center

Project Name: LMDC Blue Economy STEM Center

14	Enhances research and innovative technologies in the region	The Blue Economy STEM Center enhances regional research and innovation by immersing students in applied sciences and emerging technologies using the Gulf Coast as a living classroom. Collaborations with research institutions such as USM's Thad Cochran Marine Aquaculture Center, Symbiotic Aquaponic, and Audubon's coastal monitoring systems connect youth to cutting-edge coastal science and sustainability efforts. Interactive exhibits incorporating real-world technologies like the Motus Wildlife Tracking System foster early engagement with scientific research and innovation. By inspiring future researchers and innovators, LMDC supports the development of solutions to regional and global challenges in ocean science, positioning the Mississippi Gulf Coast as a hub for STEM advancement and environmental stewardship.

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

Project Information

Project Year:	2026
Project Name:	Marble Springs Hotel
Project Location:	1007 Iberville Dr, Ocean Springs, MS / The Marble Springs Hotel will be located at 1007 Iberville Drive in Ocean Springs, Mississippi, a site rich in history and natural beauty. Nestled beside the historic Marble Springs Park and just steps from Fort Bayou, the location offers a serene, tree-lined setting that reflects the city's legacy as a 19th-century health and wellness destination. The site is within walking distance of downtown Ocean Springs, allowing guests convenient access to art.
County:	Jackson

Applicant

Name	Marble Springs Hotel
Contact:	Marques T.
Address 1:	1911 Stuart Ave
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Mailing Address

Address 1:	1911 Stuart Ave
Address 2:	
City:	Ocean Springs, MS
State:	MS
Zip:	39533

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

Project Description/Overview

The Marble Springs Hotel is a thoughtfully planned boutique lodging and preservation project located at 1007 Iberville Drive in Ocean Springs, Mississippi. The development will feature a six-room, upscale boutique hotel with a serene central courtyard and pool, blending luxury accommodations with a mission to honor and revive the city's historic Marble Springs Park. Rooted in Ocean Springs' legacy as a 19th-century health and wellness destination, the project aims to offer a unique guest experience that connects visitors to the cultural, historical, and natural richness of the region.

Each of the six guest rooms will be uniquely designed with a focus on comfort, aesthetic quality, and connection to the surrounding environment. The hotel's architectural design and landscaping will complement the historic character of the site, using materials and colors that reflect the natural palette of the Gulf Coast and the historic significance of the original Marble Springs. A key feature will be the revitalization of Marble Springs Park, which sits adjacent to the property. This includes restoration of walking paths, interpretive signage, landscaping, and historical markers—all designed to enhance public access and appreciation for this once-famous mineral springs site, which was known nationally in the late 1800s and early 1900s for its believed healing properties.

The project is funded through a combination of private investment and commercial lending, including a \$600,000 loan approved by Citizens National Bank and a \$125,000 personal equity contribution, demonstrating strong private-sector commitment. Beyond lodging, the project is designed to serve as a heritage tourism anchor, attracting visitors from across the Gulf Coast and beyond. It will support local businesses, promote cultural tourism, and provide educational value through the park's historical restoration.

In addition to enhancing Ocean Springs' tourism offerings, the Marble Springs Hotel represents a long-term investment in the city's future. It aligns with regional goals to grow sustainable tourism, stimulate local economic development, and preserve historical and environmental assets. This project will not only provide high-quality accommodations but also create jobs, generate tax revenue, and serve as a model for community-centered development that respects and celebrates the unique identity of the Mississippi Gulf Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

Project Timetable/Milestones

Estimated Start Date:	07/31/2025
Estimated Completion Date:	05/29/2026
Milestones	
The construction phase of the Marble Springs Hotel is scheduled to begin on August 1, 2025, with completion targeted for May 29, 2026. The project will unfold over a ten-month period, beginning with site preparation, permitting, and utility installation in August and early September. Structural framing and roofing will follow in September through October, leading into the installation of mechanical, electrical, and plumbing systems by late fall. Exterior finishes, windows, and doors will be completed in November, while interior work—including drywall, flooring, cabinetry, and finishes—will take place from December through February. The courtyard and pool construction will begin in January and wrap up in early March, followed by final landscaping, furnishing, and punch list items through April and May. In parallel, improvements to the adjacent Marble Springs Park—such as upgraded signage, path restoration, and garden enhancements—will be executed from March through mid-May. Final inspections, staff onboarding, and a soft opening will occur in the last two weeks of May, leading to a formal grand opening on May 29, 2026. This timeline ensures a smooth, well-coordinated construction process and allows ample time for quality assurance, public engagement, and promotional efforts leading up to the hotel’s launch.	

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

Funding Section	
GCRF Funds Requested	\$500,000
Total Matching Funds	\$600,000
Overall Total Funds	\$1,100,000
Applied For Matching Sources	We are only applying for the GCRF Funds
Secured Matching Sources	We have a loan approved at Citizen National Bank and \$125,000 allocated in cash.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	5
Total Full-Time Employment	5
Indirect Jobs Total	35

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The Marble Springs Hotel project is expected to have a meaningful and lasting impact on the long-term competitiveness of the Ocean Springs region. By transforming a historically significant site into a high-quality, boutique hospitality destination, the hotel will attract a new wave of cultural, wellness, and heritage tourism. This increased visitor activity will directly contribute to the local economy through lodging taxes, sales taxes, and increased patronage of nearby shops, restaurants, and attractions. Additionally, the project will generate private-sector job creation through hotel operations, maintenance, and groundskeeping, as well as through construction and professional services during development. The investment in restoring and maintaining Marble Springs Park further enhances the area's appeal, potentially spurring additional private investment in nearby properties and encouraging further revitalization of surrounding neighborhoods. As a result, the Marble Springs Hotel.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The Marble Springs Hotel project demonstrates strong long-term economic benefits and growth potential for the Ocean Springs region based on a sound cost-benefit and return-on-investment analysis. With an estimated development cost of \$1.2 to \$1.5 million, the boutique 6-room hotel is projected to generate approximately \$320,000 in annual gross revenue based on conservative occupancy and nightly rate estimates. Net operating income is expected to reach \$150,000 to \$180,000 annually, delivering a projected return on investment of 10–12% and achieving breakeven by year seven. In addition to the direct financial returns, the project will significantly contribute to the local tax base through property and lodging taxes, while also increasing foot traffic and spending in the surrounding area. The revitalization of Marble Springs Park as part of the project enhances the district's historical and recreational value, attracting further private investment and supporting real estate appreciation

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Marble Springs Hotel project is designed to ensure long-term financial sustainability through careful planning, targeted performance metrics, and ongoing community engagement. Key metrics such as occupancy rates, average daily room rates (ADR), and net operating income (NOI) will be closely monitored, with a goal to maintain at least 65% occupancy and an ADR of \$225 within the first two years. Maintaining these performance levels is expected to generate consistent revenue streams that cover operating costs, debt service, and reinvestment into property maintenance and park revitalization. Additionally, the hotel will track guest satisfaction and repeat visitation rates to foster customer loyalty and positive word-of-mouth marketing. By aligning operational efficiency with strong market demand for boutique, heritage-focused lodging, the project is positioned to achieve steady cash flow and profitability over time. Periodic financial reviews and adaptive management strategies.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The Marble Springs Hotel project strategically leverages multiple funding sources to maximize financial strength and encourage additional private and public investment beyond BP settlement funds. Currently, the project benefits from a \$600,000 approved loan from Citizens National Bank and a personal equity contribution of \$125,000, demonstrating significant private-sector commitment. This strong financial foundation positions the project favorably for attracting supplementary funding from local, state, and federal programs focused on historic preservation, community development, and tourism enhancement. By showcasing these existing investments, the project can more effectively compete for grants, low-interest loans, or tax incentives from agencies such as the Mississippi Development Authority, the National Trust for Historic Preservation, or community revitalization funds. The intention is to create a funding model that blends private equity, bank financing, and public support—excludin

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

5	Supported by multiple government or private sector entities	The Marble Springs Hotel project is supported by multiple government and private sector entities, reflecting broad community and institutional backing. Key private support includes a \$600,000 approved loan from Citizens National Bank and a personal investment of \$125,000, illustrating strong financial commitment from local banking and private sources. On the public side, the project aligns with city-led efforts to revitalize Marble Springs Park, with cooperation from the City of Ocean Springs and local organizations such as the 1699 Historical Committee and the Ocean Springs Garden Club, which have a history of maintaining and promoting the park. This partnership creates opportunities to secure additional funding and technical support from state agencies like the Mississippi Development Authority and federal programs dedicated to historic preservation and community development. Together, these multiple public and private partnerships provide a robust foundation that supports the project
6	Can move quickly and efficiently to the design, engineering, and permitting phase	We have the permit and starting construction
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Marble Springs Hotel project significantly enhances the quality of life and business environment in Ocean Springs by revitalizing a historic landmark and creating new tourism and recreational opportunities. By restoring and promoting the adjacent Marble Springs Park, the project preserves a treasured cultural site, providing residents and visitors with improved green space for relaxation, education, and community gatherings. The boutique hotel adds a unique lodging option that attracts heritage and wellness tourists, increasing foot traffic to local businesses such as restaurants, galleries, and shops, thereby stimulating the regional economy. The inclusion of a pool and curated gardens creates an inviting atmosphere that encourages longer stays and repeat visits. Overall, the project strengthens Ocean Springs' reputation as a vibrant, welcoming destination that blends historic charm with modern amenities, enhancing both the lifestyle of residents and the business climate.

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Marble Springs Hotel project contributes to expanding Ocean Springs' capacity to attract and support high-growth industries by fostering heritage tourism and wellness-based hospitality—sectors experiencing robust national growth. By creating a distinctive destination that celebrates local history and natural beauty, the hotel helps position the region as a hub for niche tourism markets, including cultural, eco-, and health-focused travelers. This enhanced tourism profile encourages complementary businesses such as artisanal retail, creative arts, farm-to-table dining, and wellness services to establish or expand locally, creating a ripple effect of economic diversification. Additionally, the project's emphasis on sustainable development and community engagement sets a precedent for innovative business models that blend historic preservation with modern entrepreneurship. Collectively, these factors strengthen the region's economic ecosystem, attract new investments, and lay the group
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Marble Springs Hotel project leverages and enhances several key regional assets, contributing to broader economic and cultural connectivity along the Mississippi Gulf Coast. Located just minutes from downtown Ocean Springs and within close proximity to Gulfport-Biloxi International Airport, the hotel offers easy access for regional, national, and international visitors. Its central location also connects it to the nearby Port of Gulfport, a major economic driver and point of entry for goods and travelers. The project further benefits from its regional context, situated within a short drive of Keesler Air Force Base in Biloxi, providing potential lodging options for military families, visiting officers, and contractors. Additionally, the hotel creates opportunities for collaboration with nearby educational institutions such as the University of Southern Mississippi's Gulf Park campus and Mississippi Gulf Coast Community College, including internship programs, historical research.

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

10	Transformational for the future of the region but creates a wider regional impact	The Marble Springs Hotel project represents a transformational opportunity for Ocean Springs that extends its impact across the wider region. By restoring and celebrating a key historic site, the project redefines the city's identity as a vibrant destination for heritage and wellness tourism, attracting visitors from throughout the Gulf Coast and beyond. This influx of tourism not only boosts Ocean Springs' local economy but also stimulates growth in neighboring communities by increasing demand for regional services, retail, dining, and cultural experiences. The project sets a new standard for combining historic preservation with modern hospitality, inspiring other towns in the region to invest in similar revitalization efforts. As a result, the Marble Springs Hotel acts as a powerful economic and cultural engine, driving sustainable growth, job creation, and enhanced quality of life throughout the broader region, positioning the Gulf Coast as a competitive and connected destination.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The Marble Springs Hotel project enhances the region's targeted industry cluster by establishing a unique Center of Excellence in heritage and wellness tourism. By integrating historic preservation with boutique hospitality and wellness amenities, the hotel creates a specialized destination that highlights Ocean Springs' rich cultural legacy and natural resources. This focus attracts travelers seeking authentic, health-oriented experiences, positioning the region as a leader in this niche market. The project also fosters collaboration with local artisans, wellness practitioners, and cultural organizations, strengthening the network of businesses and services that support this cluster. Over time, the Marble Springs Hotel can serve as a hub for innovation, education, and best practices in heritage-based tourism and sustainable hospitality, setting Ocean Springs apart as a distinctive and influential model within the Gulf Coast and beyond.

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

13	Infrastructure project for business retention and development	The Marble Springs Hotel project functions as a strategic infrastructure investment aimed at business retention and development in Ocean Springs and the surrounding region. By revitalizing a historically significant site and enhancing the adjacent Marble Springs Park, the project improves essential community assets that support both residents and local businesses. The hotel's presence strengthens the hospitality sector, providing high-quality lodging that attracts tourists, business travelers, and event attendees, which in turn increases patronage of nearby restaurants, shops, and service providers. This boost to local commerce helps retain existing businesses by expanding their customer base and encourages new businesses to establish operations in the area, drawn by the increased economic activity and enhanced community appeal. Additionally, the project's commitment to preserving cultural heritage and green spaces contributes to a vibrant, attractive environment that supports workforce
14	Enhances research and innovative technologies in the region	While primarily a hospitality and heritage project, the Marble Springs Hotel also enhances research and innovative technologies in the region by incorporating sustainable building practices and smart hospitality solutions. The project plans to utilize energy-efficient systems, water-saving technologies, and environmentally friendly materials in both construction and operations, positioning it as a model for green development in Ocean Springs. Additionally, by partnering with local universities, tourism boards, and technology providers, the hotel can serve as a living lab for innovative visitor experience technologies such as digital heritage interpretation, smart room controls, and data-driven guest services. This integration encourages collaboration between the hospitality sector and regional research institutions, fostering innovation that can be scaled or adapted throughout the Gulf Coast. As a result, the project contributes to the region's broader goals of embracing sustainable.

Gulf Coast Restoration Fund Funding Request

Applicant: Marble Springs Hotel

Project Name: Marble Springs Hotel

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The Marble Springs Hotel project includes clearly defined outcome and return-on-investment (ROI) measures to ensure accountability and track progress throughout its development and operation. Key performance metrics will include occupancy rates (targeting at least 65% within the first two years), average daily rate (ADR) with a goal of \$225, and net operating income (NOI) projections aiming for \$150,000 to \$180,000 annually. Additional measures will track guest satisfaction scores, repeat visitation rates, and community engagement through park usage and events. Financial milestones, such as breakeven points expected by year seven and annual ROI of 10–12%, will be monitored through regular financial reviews. The project will also assess broader economic impacts like increases in local tax revenues, job creation, and private investment stimulated in the surrounding area. These comprehensive metrics provide a transparent framework to evaluate the project's success in generating sustain.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

Project Information

Project Year:	2026
Project Name:	Memorial Multispecialty Center
Project Location:	4500 13th Street Gulfport, MS 39501
County:	George, Hancock, Harrison, Jackson, Pearl River, Stone

Applicant

Name	Memorial Hospital Foundation
Contact:	Aimee R.
Address 1:	4500 13th Street
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Mailing Address

Address 1:	PO Box 940
Address 2:	
City:	Gulfport
State:	MS
Zip:	39502

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

Project Description/Overview

The Memorial Hospital Foundation, on behalf of Memorial Health System, is seeking funding for a Multispecialty Center. The Multispecialty Center will be a multistory, mixed-use healthcare facility adjacent to the hospital and would offer expanded services including pediatric operational services for South Mississippi. The Center will accommodate several new and vital programs including a state-of-the-art outpatient surgery center for pediatrics and adult specialty and subspecialty care, some of which are currently unavailable in South Mississippi. Memorial currently operates five outpatient surgery centers including; Memorial Surgery Center in Ocean Springs, Memorial Surgery Center at Cedar Lake, Memorial Surgery Center at Memorial Biloxi, Gulf South Surgery Center, and the Memorial Surgery Center at the main campus in Gulfport. Between January and July of this year, the Ocean Springs center performed 2,260 outpatient procedures, Cedar Lake performed 3,320 procedures, Memorial Biloxi performed 431 (June and July only), Gulf South performed 3,041 procedures, and the Gulfport center completed 8,037 procedures. The proposed Center is expected to produce similar figures to Memorial's Ocean Springs' Surgery Center.

Currently, Memorial Health System is unable to surgically treat pediatric patients, which requires coast families to travel out of state for treatment. The Center will provide the needed facility space and components for Memorial to perform pediatric outpatient surgery, thereby preventing further healthcare leakage to neighboring states and will allow coast families to be treated in their own community. Memorial has partnered with a large Mississippi academic and medical facility to supply these services and allow children and their families to stay home to receive care. Additionally, the Memorial Multispecialty Center will serve as the cornerstone of the planned South Campus which will eventually include further additional clinics, community space, and much needed patient parking.

Memorial is rapidly engaging in several transformative healthcare initiatives that will leverage existing services by expanding them into the lower six counties. The Center will impact the competitiveness of South Mississippi and provide a significant economic benefit to the region by providing South Mississippians the quality healthcare response needed in the 21st century and help attract new residents. The Center will assist in preventing further medical leakage and will allow Mississippians to receive medical treatment closer to home. The state-of-the-art outpatient surgery center with increased pediatric clinicians and additional adult medical services will significantly improve the quality of life for patients and transform healthcare for South Mississippi. The Memorial Hospital Foundation on behalf of Memorial Hospital at Gulfport submits Memorial's Multispecialty Center for funding to the GCRF.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

Project Timetable/Milestones

Estimated Start Date:	05/01/2025
Estimated Completion Date:	08/14/2028
Milestones	
The milestones and related dates below are projections based upon the current scope of work with the corresponding completion date listed.	
Demolition: May 2025 (complete)	
Program Confirmation and Preliminary Space Plan: August 11, 2025	
Schematic Design: November 5, 2025	
Review and Approval: November 20, 2025	
Design Development: March 27, 2026	
Review and Approval: April 10, 2026	
Construction Documents: October 16, 2026	
Bidding Phase: November 23, 2026	
Award Contract: December 23, 2026	
Construction: August 14, 2028	

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

Funding Section	
GCRF Funds Requested	\$16,800,000
Total Matching Funds	\$4,200,000
Overall Total Funds	\$21,000,000
Applied For Matching Sources	State of Mississippi - \$7,000,000 Congressionally Directed Spending - \$5,400,000
Secured Matching Sources	Memorial Health System and Memorial Hospital at Gulfport Foundation, Inc.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	4725
Increase in Full-Time Employ From Proj	200
Total Full-Time Employment	4925
Indirect Jobs Total	225

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Memorial Multispecialty Center will impact the competitiveness of South Mississippi and provide a significant economic benefit to the region by providing Mississippians the quality healthcare needed in the 21st century. Additionally, this Center would have a long-term economic impact and transform healthcare in this region, contribute to a positive influence on our tax base, and drive private sector job creation and investments. The Center will accommodate several new and vital programs including a state-of-the-art outpatient surgery center for pediatrics, a pediatric infusion unit to support pediatric specialty, subspecialty and adult surgical care, some of which are currently unavailable in South Mississippi.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The Center will impact the competitiveness of South Mississippi and provide a significant economic benefit to the region by providing South Mississippians the quality healthcare response needed in the 21st century and help attract new residents. The Center will assist in preventing further medical leakage and will allow Mississippians to receive medical treatment closer to home. The state-of-the-art outpatient surgery center and the related specialties and subspecialties will significantly improve the quality of life for patients and transform healthcare for South Mississippi.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Expanded capacity and increase in services will help financially sustain the project in the long-term. Currently, many coast families must travel out of Mississippi to receive treatment which is unavailable within the current health infrastructure. By providing these services on the Coast, it would positively impact patient flow and therefore help sustain the long-term costs associated with the project.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Memorial Health System and the Memorial Hospital Foundation have been awarded approximately \$12.5 million in funding from federal and state sources to offset the cost of the project. However, the overall cost of the project requires additional sources of funding to ensure a timely completion of the project. Memorial is actively seeking other sources of funding to help offset the cost of this project through private, local, state, regional, and national funding sources.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

5	Supported by multiple government or private sector entities	This project is supported by the Harrison County, City of Gulfport, City of Biloxi, health contractors, regional employers, and numerous community partners which will benefit from the Memorial Multispecialty Center.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Memorial Multispecialty Center will move quickly and efficiently through the design, engineering and permitting phases. Over the past year, Memorial has worked to relocate staff from the proposed site and recently completed demolition of the existing structure. Memorial is currently working through the final design phase and plans to issue requests for bids in the third quarter of 2026.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The center will enhance the quality of live for all in South Mississippi by providing services which currently require many patients to leave the region or state to receive. It will also help attract businesses to the region, as healthcare is one of the primary factors considered by companies or organizations looking to relocate or expand in a region. Additionally, it will build on the successes of other programs in the health system such as our medical residency program which will help attract and retain physicians in our community.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Memorial Multispecialty Center would support business retention and development by enhancing the quality of life, growing the healthcare sector, encouraging business development, and expanding the region's ability to attract and establish high-growth industries. These improvements in quality of life and healthcare services in South Mississippi would enhance the marketability of existing industrial properties within the region. When industries are looking to locate or expand, a quality healthcare system is one of the top factors in the selection process. Additionally, numerous studies, have shown the need to increase medical services for future needs and have therefore identified the healthcare sector as one of the fastest growing sectors in the national economy.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Memorial Hospital is one of the most comprehensive healthcare systems in the state with a state-designated Level II Trauma Center, five outpatient surgery centers, satellite outpatient diagnostic and rehabilitation centers and more than 100 Memorial Physician Clinics. This project will assist in the prevention of further medical leakage, allow expanded services for Mississippians to receive surgical treatment closer to home and support our growing physician residency program to improve physician recruitment and retention. In partnership with local and regional institutions, we anticipate leveraging the expertise and resources in our consortium to improve healthcare across the region.
10	Transformational for the future of the region but creates a wider regional impact	Memorial is rapidly engaging in several transformative healthcare initiatives that will leverage our existing services by expanding them into the lower six counties of Mississippi. These include a focus on increasing pediatric specialty and subspecialty care, increased and novel adult care, and educational initiatives to attract and retain healthcare workers to the Mississippi Gulf Coast. The Multispecialty Center is the keystone to effectively connecting all these initiatives to serve residents of South Mississippi.
11	Enhances the marketability of existing industrial properties	Improvements in quality of life and healthcare services in South Mississippi would enhance the marketability of existing industrial properties within the region. When industries are looking to locate or expand, a quality healthcare system is one of the top factors in the selection process.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Foundation

Project Name: Memorial Multispecialty Center

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Currently, hospitals in South Mississippi are unable to treat surgical pediatric patients, with hundreds of Coast children traveling out of state for medical care every year. The Center would house pediatric subspecialty services and procedures including heart, cancer, infusion, and surgical services. Memorial Hospital has partnered with a large Mississippi academic and medical facility to supply these services and allow children and their families to stay home to receive care. Construction of the Multispecialty Center and continued collaboration between these two Mississippi healthcare institutions will continue to benefit residents in South Mississippi. Additionally, it would offer expanded adult surgical specialty services such as endoscopy, interventional pulmonology, pain management and ear, nose and throat. The Center will have a significant long-term impact on the competitiveness of the Gulf Coast region, and it will further support the growing medical cluster in the region.
13	Infrastructure project for business retention and development	Due to the scale of the project, most of which is in construction and infrastructure improvement, the Center will also contribute to job creation in other sectors as well as jobs in the healthcare industry. Studies have emphasized investments in anchor institutions such as healthcare attract high-skill jobs. Additionally, specialty and subspecialty services would create and attract additional high-skilled jobs for residents in South Mississippi.
14	Enhances research and innovative technologies in the region	Memorial has worked diligently to expand our research and development initiatives over the past three years with a twelvefold increase in research over the past three years. The Multispecialty Center is a vital component to further increase research and development on the Gulf Coast. Due to a lack of infrastructure to perform certain medical procedures, health systems in the region are automatically precluded from many research opportunities. Investment in the underlying health infrastructure would allow the health system, and the multispecialty center, to serve as an incubator to further expand research and development opportunities with regional and national partners.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The Multispecialty Center would have long-term economic benefits for the region. The outcome and return on investment of this project will be measured by the increase in full-time-jobs; the number of physicians trained through the residency program; and the procedures conducted at the Memorial Multispecialty Center.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

Project Information

Project Year:	2026
Project Name:	Memorial Hospital Intermodal Transportation Center & Parking Structure
Project Location:	4500 13th St, Gulfport, MS 39501
County:	Harrison

Applicant

Name	Memorial Hospital Gulfport
Contact:	Donovan S.
Address 1:	4500 13th Street
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Mailing Address

Address 1:	4500 13th Street
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

Project Description/Overview

Memorial Hospital Gulfport (MHG) and the City of Gulfport propose an Intermodal Transportation Center (ITC) and parking structure and more sustainable parking area immediately north of the hospital that will encourage the use of public transportation and provide increased parking for the facility that has inadequate parking and lacks expansion areas.

Memorial Hospital Gulfport is located just north of Highway 90. The hospital's properties are landlocked and surrounded by various publicly and privately owned buildings. While many of these properties are complementary to the Hospital's missions, they limit the Hospital's ability to expand its footprint. There are available areas within the Hospital's properties for expansion or new construction, but these areas are dedicated to surface parking which is inefficient and encourages large volumes of stormwater runoff with limited retention.

The space concerns are compounded with parking and access issues, and the existing parking and transportation infrastructure are insufficient to meet demand. MHG sees an average of 80,000 patients annually, and during peak hours, its parking garage, lots, and access roads are overwhelmed. This leads to significant delays and increased traffic congestion. A recent study highlighted that an average of 28 cars per hour are unable to find parking during peak times causing traffic flow issues and increasing emissions.

An improved planning effort that includes an ITC and a more sustainable parking arrangement that reduces congestion, impervious surfaces, and similar concerns can address multiple deficiencies. MHG is seeking GCRF fundings to assist with local funds to construct the ITC, parking structure, and enhanced surface parking area. The ITC will link to public transportation and provide air conditioned waiting areas. The transit 'hub' will be located within a proposed parking structure that will provide approximately 520 parking spaces. The ITC will enhance community growth with improved access to healthcare, education, and employment for residents.

The parking structure will provide closer access to Hospital and improved walking along Old Pass Road. The structure will include charging stations for electric vehicles, and the western portion of the parking lot will be reconfigured to accommodate 190 parking spaces. In total, the anticipated parking configuration will include over 700 parking spaces or an additional 320 spaces. This project will include an environmentally sensitive design to a parking area that is approximately 90 percent impervious surface with no shade trees, landscaping, or stormwater retention. The proposed project will include significant landscaping to 'cool' the surface parking areas, and rain gardens to decrease stormwater runoff.

The proposed ITC and parking structure will create a more compact space that will improve the site utilization by reducing the need for some of the smaller, isolated parking areas. The subject parking area is approximately 3.9 acres and contains approximately 380 surface parking spaces with essentially has no greenspace, retention, or permeable areas. Surface parking is typically considered an inefficient land use in denser areas where land is not readily available. Large surface parking areas increase walking distances from the more remote parking spaces. With the our extreme summer temperatures, the parking lot can be considered a "heat island". This can cause problems for some patients and guests, especially senior citizens or those with health or mobility issues. Parking surface temperatures can easily achieve levels of more than 140 degrees while temperatures within a parking structure can be 30 to 50 degrees cooler, and walking distances and heat exposures are reduced.

MHG proposes the redevelopment of an existing parking area with a more efficient parking structure and transportation center. The ITC will meet the community's needs by providing a bus transfer hub and park-and-ride

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

center, which will support the western expansion of Coast Transit Authority's fixed route system. This expansion is set to increase the safety and comfort for transit passengers, streamline connectivity between key areas, and reduce the reliance on personal vehicles, leading to decreased emissions and traffic congestion. The proposed charging stations will encourage electrical vehicles (automobile and e-bikes). The existing parking area has maximized the number of spaces with essentially no stormwater retention, no green areas, and no shade. MHG is seeking GCRF funds to complement local funds to construct a more sustainable and efficient parking structure and enhanced campus design. The proposed ITC and parking design addresses limited parking, public transportation, safety, environmental, and socio-economic factors.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

Project Timetable/Milestones

Estimated Start Date:	05/01/2025
Estimated Completion Date:	10/31/2030
Milestones	
Contracting with MDA for GCRF Funds December 2026	
Engineering, Surveying, and Environmental-Initiate Process February 2027	
Preliminary Architectural Design-Initiate Process March 2027	
Finalize Architectural/Engineering Design July 2028	
Project Bidding	August 2028
Construction Start	October 2028
Project Completion	October 2030

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

Funding Section	
GCRF Funds Requested	\$9,000,000
Total Matching Funds	\$13,584,000
Overall Total Funds	\$22,584,000
Applied For Matching Sources	Memorial Hospital has requested \$6,000,000 in RESTORE funds and is seeking additional funds through the federal grants. To date, no funds have been awarded.
Secured Matching Sources	The project is critical for the Hospital, and it is prepared to securing the necessary financing at the appropriate time. The Hospital is prepared to provide the necessary match of \$13,584,000. Any additional federal or state funds would be used to enhance the project and/or reduce the local match.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	Memorial Hospital is requesting \$9 million and will provide the necessary matching funds with financing and other grant programs, if available. Due to length of time associated with this project, the applicant proposes to funding over two cycles (or potentially 3 funding cycles). The project will be constructed as a single project. The first stages of the project will include engineering and design of the parking structure, bidding and initial construction. The 2025/2026 request is for \$4,500,000 and the 2026/2027 request would be \$4,500,000. It is anticipated that 2026/2027 GCRF allocation will continue to fund construction of the project.
Current Full-Time Employment	5100
Increase in Full-Time Employ From Proj	8
Total Full-Time Employment	5108
Indirect Jobs Total	120

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The project will enhance the city and county-owned hospital by addressing a site constraints that include lack of parking and limited expansion opportunities. With continued hardships associated with public hospitals, it is important that they remain sustainable and financially viable. The ability to expand removes potential need of relocate and will allow the hospital to keep services include in-patient and out-patient care at a single or central location. Maintaining a centralized location will continue to encourage complimentary private and public sector investment within the area to create more jobs and improve the tax base.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	With the limited footprint or parking, the hospital's ability to expand physically and in regard to services could be hampered. A more efficient use of the property is necessary to assure the long-term sustainability of the hospital. Relocating to a larger campus with the construction of a new hospital is not an option and could cost over \$1 billion. In addition, by relocating to a different location would likely place the hospital farther away from the community it serves. The present site is within the existing footprint of CTA which allows improved access for the underserved community, seniors, and economically disadvantaged.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The maintenance of the parking structure and intermodal transportation center is limited and can easily be incorporated into the hospital's operations budget. Without the ITC and parking structure, the long term financial sustainability of the hospital could be diminished. By reducing the reliance on surface parking, more efficient use of the limited space can be explored. More parking will reduce time spent searching for spaces. At peak times, parking is often unavailable for visitors of the hospital.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The proposed project will exceed the required 20 percent match of \$1,400,000. With a local match of up to \$13.5 million, the local funds will be approximately 60 percent of the project while GCRF would fund approximately 40 percent of the project. GCRF is permitted to fund up to 80 percent of a project with only a 20 percent match.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

5	Supported by multiple government or private sector entities	The project is supported by the City of Gulfport and Harrison County Board of Supervisors. The project will coordinate with the Coast Transit Authority with the Intermodal Transportation Center component of the project.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Memorial Hospital has developed several studies and plans for long term expansion, and the project design team has been selected. Initial concepts have been developed but the size of the project will require several years of implementation. For this reason, the phased approach in funding is suggested. Design of the project could take approximately 12 months and is underway. The phasing of funds, as proposed, will limit funds being allocated and not being used immediately.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Access to quality health care is a quality of life concern. Providing efficient access and public transportation to the facility enhances the quality of life for seniors and lower income residents. Intensifying the site with a more efficient parking structure will provide areas for expansion that will enhance the business environment of the area for private and public sectors.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Quality health care is often a primary concern for potential relocation and expansion of desired industries into a region. The continued improvements to Memorial Hospital will enhance the regions ability to attract new industries.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Gulfport Memorial Hospital is a 'key regional asset' providing health care the lower 6 counties. As the baby boomer population ages, health care needs will increase and the need to expand Memorial Hospital is inevitable. By providing a more efficient parking and transportation system for the hospital, the reliance on surface parking will be reduced.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

10	Transformational for the future of the region but creates a wider regional impact	The proposed ITC is part of a long term plan to expand and improve the Memorial Hospital campus. The site is landlocked, but includes some inefficiencies of land use with surface parking and single-story structures. The long term plan includes the consolidation of buildings and spaces and future parking structures to maximize space utilization. The will permit the expansion of floor spaces within the hospital to maximize services to residents. Improvements to hospital services will reduce the need for potential or existing patients to go to other states or regions for care.
11	Enhances the marketability of existing industrial properties	Quality health care is often a primary concern for potential relocation and expansion of desired industries into a region. The continued improvements to Memorial Hospital will enhance the regions ability to attract new industries to occupy industrial properties.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Over a decade ago, former Governor Phil Bryant established health care zones to boost the economic vitality of the healthcare industry. Gulfport and Memorial Hospital were established as a "health care zone" to encourage development within the industry. Improving and expanding the quality of care for residents can encourage more health care related growth in the State to remove the need to travel elsewhere for certain procedures and care.
13	Infrastructure project for business retention and development	The project can be considered an infrastructure project. Parking structures, especially at a public building, is infrastructure. Improvements to the site that reduce stormwater runoff will have a positive impact on surrounding drainage infrastructure. The development of a public transportation hub at the site can reduce congestion and the need for private vehicles within the street network. By enhancing and expanding the parking spaces and providing public transportation options, the hospital will have the opportunity to service more patients and eventually expand, as needed.
14	Enhances research and innovative technologies in the region	The project will include charging stations that will encourage a broader use of electric vehicles to include automobiles and bicycles. The use of raingardens for collection of stormwater is an emerging practice that is very limited on the Mississippi Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: Memorial Hospital Gulfport

Project Name: Memorial Hospital Intermodal Transportation Center & Parking Structure

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	At present, there is no room for expansion of the hospital's footprint. There is no stormwater detention. Parking is insufficient and at times patients and employees. At peak times, up to 28 cars per hour can not find a parking space. These are measurable objectives that can be improved by this project.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

Project Information

Project Year:	2026
Project Name:	Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset
Project Location:	615 Pass Road Gulfport, MS 39501 TrainTastic and the project's plaza space is located at the corner of Hewes Avenue and Pass Road. It is a major intersection for those traveling from the Gulfport-Biloxi International Airport to Highway 90. This project includes continuing discussions with nearby property owners to work together and strengthen the Pass Road corridor.
County:	Harrison

Applicant

Name	Mississippi Coast Model Railroad Museum
Contact:	Meredith H.
Address 1:	615 Pass Road
Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Mailing Address

Address 1:	PO Box 7207
Address 2:	
City:	Gulfport
State:	MS
Zip:	39506

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

Project Description/Overview

TrainTastic, Mississippi's premier rail-themed museum, seeks to implement a transformative infrastructure and economic development initiative. TrainTastic is the world's largest interactive model railroad museum, designed to bring the community together and drive new audiences to the Gulf Coast. Strategically located between the airport and the beach, this project includes the relocation and consolidation of business offices, renovation and activation of underutilized spaces for new commercial tenants, critical facility upgrades, and the introduction of new world-class exhibits and visitor amenities. Together, these improvements will significantly boost economic activity, job creation, tourism, and revitalization efforts along the Pass Road corridor.

TrainTastic has already made a significant impact, transforming a once-declining area into a growing destination for tourists and families. There is still more to do, and this proposal consists of several improvements to not just the museum, but the surrounding spaces to breathe life back into Pass Road.

Goals:

1. Expand economic impact through the development of new leasable commercial spaces and the attraction of new tenants.
2. Strengthen operational efficiency and workforce productivity by relocating business offices onsite.
3. Elevate the visitor experience by investing in technology, immersive environments, and interactive elements.
4. Increase tourism and revenue through enhanced food services and a nationally recognized traveling exhibit.
5. Support the revitalization of Pass Road by activating TrainTastic's exterior spaces to stimulate community engagement and drive traffic to the corridor.
6. Ensure long-term sustainability through essential facility improvements, including roof replacement and modern infrastructure upgrades.

Objectives and Key Components:

- Relocate business offices into the museum, reducing overhead costs by consolidating facility use and redirect savings toward mission-critical sustainability.
- Open additional plaza spaces for lease to incoming businesses, targeting small business owners and entrepreneurs.
- Roof replacement to ensure safety, energy efficiency, and long-term viability of care and maintenance of the plaza.
- Installation of permanent privacy structures in the outdoor area to increase security, enhance beautification for both the business and the adjacent residential properties.
- Install sound system to provide speaker communications to staff and guests, enhance atmosphere, and increase safety and security messaging.
- Installation of permanent programmable lighting and projection to be utilized for events, enhance atmosphere and experience for guests, and provide additional exhibit lighting to turn static scenes into dynamic experiences.
- Create a café and arcade area to extend visitor dwell time, generate new revenue streams, and create new workforce opportunities.
- Support job creation by expanding staffing, volunteers, and contractor roles in exhibit design, marketing, and maintenance.
- Upgrade the museum with custom murals and augmented reality (AR) overlays to create a fun and immersive experience
- Expand maker spaces where kids can build and program their own trains, test tracks, or design railway systems using physical models.
- Dedicate a section to the local history of Gulfport rail, the port connection, and how Pass Road became a hub of commerce and mobility.
- Host Thomas the Train: Explore the Rails traveling exhibition to increase regional draw, grow attendance, and stimulate local tourism-related spending.
- Serve as a key anchor institution along Pass Road, drawing year-round foot traffic and positioning the area for

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

broadier redevelopment.

- Collaborate with city and business partners to align improvement efforts and amplify community impact.
- Expand and diversify TrainTastic's Gift Shop offerings to generate sustainable income, promote Gulf Coast culture, and support small businesses.
- Offer ticketed seasonal events (e.g., Polar Express, Thomas the Train, and LEGO)

Anticipated Outcomes

- Increase annual attendance by 10-20% within 12 months of upgrades.
- Generate 10-15 new jobs directly and indirectly through new businesses in the renovated plaza and expanded operations.
- Boost earned revenue by 15-20% through added food and exhibit-related income.
- Establish TrainTastic as a regional anchor for economic development and tourism.
- Support community revitalization through sustained foot traffic, beautification, and local collaboration along Pass Road.

TrainTastic is more than a museum — it is a dynamic, growing institution that fuels economic opportunity, educational engagement, and cultural tourism across the Gulf Coast. With support from the Gulf Coast Restoration Fund, TrainTastic will continue to elevate its offerings, serve as a leader in regional revitalization, and deliver lasting benefits for Mississippi families, businesses, and visitors.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

Project Timetable/Milestones

Estimated Start Date: 05/01/2026

Estimated Completion Date: 06/30/2027

Milestones

2025/2026 Pre-Award:

- Roof construction begins
- New custom draw alive experience launches
- New photo experience launches
- Gift Shop renovation and grand opening
- Notice to Partners, Design firm, and Construction teams - Cobalt Construction, NuWorx LLC, Jason Pittman, Dorand Designs, Howard Technologies, OPA, Cafe' crews, Minnesota Children's Museum, among others.

Summer 2026

- Thomas & Friends: Explore the Rails – Contract fully executed, and payment made
- Construction supplies and materials ordered for interior enhancements
- Muralist begins (8-10 months)
- Supplies and materials begin to arrive
- Permanent trim lighting/electrical begins

Fall/Holiday 2026

- The Railyard construction begins
- Museum enhancements, signage and graphics enhancements, installations begin
- Final phase of roof work, supplies and materials ordered
- Holiday Lights exhibition enhancements procured and installed; largest month of the year fully executed.

Winter 2027

- Roof construction, final phase begins
- AV work begins
- Ambient noise improvements begin
- Sound/security pager system install
- Final preparations for unit 615d renovations

Spring/Summer 2027

- Thomas & Friends: Explore the Rails traveling exhibition is installed and runs for proposed duration of Memorial Day weekend through Labor Day Weekend.
- Unit 615d renovation completion

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

Funding Section	
GCRF Funds Requested	\$2,422,000
Total Matching Funds	\$1,038,000
Overall Total Funds	\$3,460,000
Applied For Matching Sources	N/A
Secured Matching Sources	TrainTastic has secured a 30% match, \$1,038,000, in private funding from Glenn A Mueller and the Mueller Family Foundation for this project.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	3
Increase in Full-Time Employ From Proj	3
Total Full-Time Employment	6
Indirect Jobs Total	200

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	By revitalizing a key commercial corridor on Pass Road, the project will increase foot traffic and visibility, encouraging new business development and reinvestment in surrounding properties. The addition of revenue-generating amenities like the café and arcade, along with expanded programming and modernized exhibits, will boost operational sustainability and create new full- and part-time jobs. As attendance grows, so too will demand for nearby retail, dining, and lodging—directly supporting local entrepreneurs and small businesses. This increased economic activity will result in a stronger local tax base through higher sales, property, and hospitality tax revenues. Over time, the project is expected to serve as a magnet for further private-sector investment and development in Gulfport, contributing to a more resilient, diversified, and competitive regional economy.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Initial capital improvements—focused on renovations, exhibit modernization, and revenue-generating amenities—are projected to significantly increase annual attendance and visitor spending. Based on financial modeling, these enhancements are expected to boost Traintastic’s earned revenues by over 20% within three years, reducing reliance on public funding and increasing long-term financial sustainability. Café and arcade additions are projected to generate a high ROI by increasing average visitor dwell time and per capita spending. Increased attendance will also drive indirect economic benefits through local hospitality, retail, and service sectors, creating a multiplier effect that supports new jobs and strengthens the regional tax base. From a cost-benefit perspective, every dollar invested in the project is expected to yield substantial community returns in the form of job creation, educational access, increased tourism, and regional revitalization.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	TrainTastic will utilize clear, measurable performance metrics to track progress and ensure accountability throughout the project lifecycle. Key metrics will include construction and renovation milestones including timeline management. Attendance growth will be measured monthly and annually with benchmarks for percentage increases in overall visitation in addition to tracking earned income against baseline financials. Lastly, we will evaluate community impact through marketing reach and local partnership growth. Regular reporting and evaluation will ensure alignment with goals and allow for adjustments to maximize outcomes and long-term success.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	TrainTastic has secured 30% match funds through a private sector partner, Glenn Mueller and the Mueller Family Foundation.
5	Supported by multiple government or private sector entities	TrainTastic has support from a variety of entities. Direct project support from Dorand Designs, OPA Signs and Graphics, Cobalt Construction, NuWorx LLC, Howard Industries, Jason Pittman, the Minnesota Children's Museum, and Boozer's Brew and Café Too among others. Additional Board of Directors support come from Lemon Mohler, Watters Architecture, Ron Roland Gulfport City Council, RPM Pizza, MGE CPA & Advisors, and Peoples Bank.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	TrainTastic is well-positioned to move quickly and efficiently into the design, engineering, and permitting phases due to its strong leadership team, established relationships with local contractors and architects, and clear project scope. Preliminary planning and conceptual designs are already nearing completion allowing for expedited transition into the final details and engineering drawings upon funding approval.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	TrainTastic directly enhances the quality of life, most notably along Pass Road, by transforming a long-underutilized property into a vibrant, safe, and family-friendly destination. This investment will breathe new life into the corridor, replacing blight with activity, creativity, and opportunity. TrainTastic will increase foot traffic and visibility, encouraging reinvestment in nearby properties and creating a more inviting environment. This project will stimulate neighborhood cohesion, and serve as a cornerstone for broader improvements to Pass Road's livability and economic vibrancy.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	This investment expands the region's ability to attract high-growth industries – particularly in education, tourism, and experiential technology. By incorporating cutting-edge interactive exhibits and STEAM-focused programming, TrainTastic reinforces the Gulf Coast's identity as a forward-thinking, family-oriented region that values innovation and learning. This investment in high-quality placemaking and creative technology opens the door for future partnerships with digital media, educational technology, and design firms, planting the seeds for emerging industry clusters that can drive long-term economic diversification and resilience.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project uniquely leverages one of the Gulf Coast's most iconic and underutilized regional assets—its rich rail history and existing rail infrastructure. Located near active rail lines and rooted in train-based exploration and education, TrainTastic connects directly to the region's identity as a transportation and logistics hub. By celebrating and incorporating rail-themed exhibits and learning experiences, the project reinforces the cultural and historical significance of rail in the Gulfport area, while inspiring interest in transportation, engineering, and logistics careers. This aligns with workforce needs in high-demand sectors tied to the Port of Gulfport, regional freight operations, and rail-linked industries—positioning TrainTastic as both a community asset and a pipeline for future talent development tied to the region's rail and logistics economy.
10	Transformational for the future of the region but creates a wider regional impact	TrainTastic is the definition of transformational. Our vision stems beyond the museum and branches out into the surrounding spaces to further beautify Pass Road, a key commercial corridor. It reactivates underused space, and creates a dynamic destination that blends education and recreation.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Coast Model Railroad Museum

Project Name: Next Stop: Enhancement! Transforming TrainTastic and Pass Road into a Regional Asset

11	Enhances the marketability of existing industrial properties	Improvements to the facility increase the marketability of business suites offered for lease in the plaza, as well as provide a revitalization point for the Pass Rd/Hewes Rd intersection. This will make nearby properties more attractive for commercial or mixed-use redevelopment, ultimately boosting demand and property values.
13	Infrastructure project for business retention and development	Investment in this project will repurpose and upgrade key commercial property with modern facilities and energy-efficient building spaces. These new upgrades support retention of local families, businesses, and workforce creating a foundation for future economic development and tourism growth.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Generated revenues and attendance numbers will be clear indicators of project success. Additional metrics include increased business presence in leased plaza spaces, and any additional movement in the surrounding intersection.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

Project Information

Project Year:	2026
Project Name:	Startup Gulf Coast
Project Location:	TBD
County:	George, Hancock, Harrison, Jackson, Pearl River, Stone

Applicant

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Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

Project Description/Overview

MS Enterprise for Technology (MSET) proposes \$7.445M over 3 years from the GCRF (plus \$4M in matching funds) to grow and expand the network of expertise in innovation and entrepreneurship on the MS Gulf Coast. This initiative, "Startup Gulf Coast," aims to expand the Gulf Coast's blue economy, energy, solid rocket motor, cyber and advanced computing, and commercial space industries. There are 3 outcomes focused on attracting and growing innovation-focused industries, startups, and capital investments; decreasing Mississippi's 'brain drain' and attracting new talent; and hosting meaningful collaborations for innovators and entrepreneurs.

Accelerator Program Structure. MSET and its partners will benchmark the most highly respected international business accelerator programs to accelerate 20 to 30 high-potential startups per year. Cohort groups will receive a variety of services and expertise:

- customized mentorship from local and national experts,
- access to corporate partners,
- access to testing labs,
- introductions to investors,
- targeted workshops and training sessions, and
- dedicated workspace.

Additionally, Startup Gulf Coast will host a continuous calendar of ecosystem-building activities: meetups and innovation challenges, startup and investor mixers, reverse corporate pitch sessions, cohort graduation expos, and talent integration programs.

Startup Gulf Coast will operate as a collaborative engine, linking and engaging all key consortium members in structured, value-added roles. Rather than functioning as isolated contributors, each partner plays a distinct but interconnected role within a unified framework - where insights from academia inform startup development, economic development groups open pathways to infrastructure and incentives, and corporate and government stakeholders create real-world testing grounds and commercialization channels. This approach ensures that each partner's contribution amplifies the impact of the others, creating a network effect where the sum is far greater than its parts.

Founding partners:

Mississippi Enterprise for Technology will champion the strengthening of interconnected bonds among collaborators. MSET will contract with external subject matter expertise with demonstrated success in standing up a global network of accelerators, proven leadership in attracting a large network of corporate members seeking innovative solutions and having a globally recognized track record of launching innovation-focused industry verticals.

Gulf Coast Business Council (GCBC) Research Foundation provides local support in bringing top executives of large and small businesses together to solidify a united voice for public policy.

Innovate MS provides statewide expertise to connect to the optimal financial support systems and resources like the Mississippi Seed Fund.

Mississippi Cyber Center Operated by Mississippi State University will attract companies focused on cyber and advanced computing to the Gulf Coast.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

Plug and Play (PnP) offers a nationally respected accelerator model with a vast network of partners supporting startup companies. As the world's largest innovation platform, PnP connects hundreds of corporations with thousands of startups across more than 25 industry verticals.

The University of Southern Mississippi offers multiple Gulf Blue avenues for innovation-focused companies to thrive including the Gulf Blue Navigator Program. It offers cohort groups services specific to late-stage startup companies.

Outcomes:

1: Attract and grow innovation-focused startups and investments. The accelerator program will identify high-potential startups globally and attract them to the Gulf Coast for investment and partnership opportunities. Growing high-demand, high-wage jobs through the attraction of startups and new capital investments is primary focus. Multiple programs will run concurrently for cohorts annually, providing mentorship, pilot projects, investment opportunities, and pathways to scale.

2: Decrease MS's 'brain drain' and attract new talent. The retention of Mississippi's advanced-skilled graduates electing to stay in MS to fill high-demand, high-wage occupations is a priority. We will partner with the Mississippi Research Consortium (MRC), Accelerate MS, and MS Community Colleges to focus on good job opportunities for graduates. Accelerator activities will include engagement with local talent through internship opportunities, startup employment pipelines, and industry activation.

3: Increase the number of meaningful connections and partnerships.

Professional relationships are crucial for startup companies to thrive. This initiative will host impactful events, including corporate-sponsored challenges and technology-focused information exchanges designed for long-term relationships to thrive.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

Project Timetable/Milestones

Estimated Start Date: 07/01/2026

Estimated Completion Date: 06/30/2029

Milestones

The Startup Gulf Coast accelerator program will adopt the Plug and Play (PnP) model as its primary tool for achieving the initiative's milestone outcomes. PnP is designed to serve as the centerpiece of innovation activity. The program will operate on a biannual cohort model, with two cohorts of 10–15 startups each year. In addition to operating cohorts, the accelerator will host a continuous calendar of ecosystem-building activities:

- Monthly meetups and innovation challenges, co-designed with corporate and industry stakeholders
- Startup and investor mixers to catalyze local deal flow and attract capital
- Reverse pitch sessions where corporates share their innovation needs
- Biannual EXPO events to spotlight each graduating cohort, drawing regional leaders, funders, and media
- Talent integration programs, such as intern-to-industry pipelines, to retain Mississippi talent and connect them with startups and industry stakeholders.

Annually, the program will run two industry-focused cohorts, providing startups with mentorship, pilot projects, investment opportunities, and pathways to scale in the region. This will serve as a major engine for attracting innovation-focused industries and capital into Mississippi. PnP's accelerator activities will include engagement with local talent through internship opportunities, startup employment pipelines, and industry activation. These programs will encourage Mississippi-based graduates and skilled workers to remain in-state by offering them access to world-class startups and venture opportunities.

Multiple times per year, PnP will organize events including corporate innovation days, industry challenges, startup showcases, and reverse pitch sessions. These events will attract investors, government leaders, industry stakeholders, and national media to spotlight Mississippi's innovation ecosystem.

The cycle of activity and progress consists of:

July–August 2026: Step 1 - Organize and design talent retention, internship, talent attraction/repatriation programs (talent programs).

August–October 2026: Step 2 - Enter into necessary agreements with fellow organizers re: Industry Startup and Attraction. Begin hiring local team.

October 2026–November 2027: Step 3 – Showcase at a national summit/conference. Begin cohort sourcing and open call for applications for innovation programs, onboarding and training of new hires continue.

November 2026–January 2027: Step 4 - Workspace move-in, coordinated marketing push to drive visibility and engagement ahead of official program launch.

February–May 2027: Step 5 – Launch event. Run the first full accelerator over three months.

May–June 2027: Step 6 – Launch Ecosystem and Industry Challenge Series. Host a series of innovation challenges, and reverse pitch sessions co-designed with corporate and government stakeholders to maintain ecosystem momentum and deepen engagement with regional needs.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

June–December 2027: Step 7 – Launch second accelerator cohort.

Year 2–3 (2028–2029): Repeat, Scale, and Evolve

- Run two accelerator cohorts annually (Spring and Fall) of 10–15 startups each.
- Expand industry challenges and Demo Days with broader Gulf Coast participation.
- Continuously refining key performance indicators, leverage feedback loops, and expanding private-sector funding participation to set up long-term sustainability.

As the world’s largest innovation platform, PnP connects hundreds of corporations with thousands of startups across more than 25 industry verticals. For Startup Gulf Coast, PnP will launch a tailored accelerator program that sources, vets, and supports early-to-growth stage startups aligned with Mississippi’s energy, defense, cyber, and commercial space sectors. PnP will attract corporate partners to co-design challenges and facilitate pilot engagements between startups and local industries.

PnP’s national and global presence across over 60 cities enables the program to act as a magnet for out-of-state entrepreneurs. By marketing Mississippi as an emerging innovation hub with real pathways for pilot deployment, PnP will draw founders and innovators to relocate to the Gulf Coast. The accelerator will also support startup founders originally from Mississippi to return and grow their companies locally.

PnP alongside MSET acts as the connective tissue across this initiative, linking corporate innovation needs with startup solutions, academic R&D with commercialization paths, and economic development with scalable entrepreneurship. Its programmatic footprint will support every outcome in the grant through startup sourcing, investment matching, business development, and national/global exposure.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

Funding Section	
GCRF Funds Requested	\$7,445,000
Total Matching Funds	\$4,000,000
Overall Total Funds	\$11,445,000
Applied For Matching Sources	Matching funds will be secured from a variety of sources among the network of partners. The partner network is highly experienced at securing matching funds for innovation-based initiatives.
Secured Matching Sources	All startups that participate in the Startup Gulf Coast Program will receive access to over \$1M in in-kind services and startup support each, made available through Plug and Play's global Service Perks platform. Plug and Play estimates that startups took advantage of \$60,000 each on average based upon a review of more than 300 companies during the timeframe between Q1 and Q2 of 2025. These value-added offerings - covering legal, cloud, finance, and operational tools - are estimated \$60M across all cohorts over three years and are provided by private sector partners.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	Phase 1: Launch Regional Innovation Initiative Phase 1 will lay the operational and strategic foundation for the program's long-term success by standing up the accelerator model, building local team capacity, and activating the region through startup cohorts and ecosystem events. The milestones outlined are designed to drive short-term outcomes, but also to create the conditions for long-term sustainability through public-private collaboration, corporate sponsorships, and capital investment. Phase 2: Scale and refine the Initiative as it grows across the region Phase 2 will focus on scaling the initiative across the Gulf Coast. The program will refine its model based on feedback and performance data, while expanding startup sourcing, corporate engagement, and regional programming. As a result of the private-sector momentum built in Phase 1, Phase 2 will rely less on GCRF support, shifting toward corporate and industry investment to sustain operations and growth.
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	5
Total Full-Time Employment	6
Indirect Jobs Total	375

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Startup Gulf Coast will attract early-to-mid stage companies able to take advantage of commercial partners and state and federal assets along the Mississippi Gulf Coast. Many of the companies that locate and incubate locally can benefit from the advantages of new business relationships including buyers, for-profits and federal partners. They can benefit from physical assets located across the coast including, but not limited to, access to testing labs, access to the Gulf of America, and access to commercial space. These newly located companies will bring and create jobs, providing new tax revenue and high paying jobs. By embedding Plug and Play's proven accelerator model, the program ensures sustained private sector engagement, leading to increased tax revenue and enhanced economic competitiveness.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The Startup Gulf Coast Program will support long-term benefits and long-term growth potential of the region and will be demonstrated by traditional metrics like Return on Investment metrics. MSET and its partner organizations will track these metrics. The program will use Plug and Play's global scouting model and corporate engagement strategy to ensure capital-efficient startup growth and industry investment. Outcomes such as jobs created, startups accelerated, and investment attracted will be tracked and benchmarked against return-on-investment metrics to demonstrate long-term impact.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Performance metrics such as startups accelerated, jobs retained/created, investment attracted, and talent retained will be tracked bi-annually. The accelerator model is designed to become increasingly self-sustaining as corporate partners invest in participation over time.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Startup Gulf Coast founding members have a demonstrated ability to secure and administer matching funds for innovation-focused grants and initiatives. This includes leveraging funds from multiple sources as a match for GCRF funding. Additionally, the long-term goal of the program is for the programming to be valuable enough to private industry that industry will fund future programming years, reducing dependency on GCRF funds in future program phases.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

5	Supported by multiple government or private sector entities	The project is a true public-private-academic collaboration and has support from MS State, USM, Gulf Coast Business Council Research Foundation, Innovate MS and MS Cyber Initiative.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The program can launch within months of funding, leveraging Plug and Play's turnkey infrastructure, existing partnerships, and startup pipeline.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	By retaining talent and attracting startups, the program contributes to livable communities with high-skill job opportunities.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The goal of Startup Gulf Coast is to attract high-growth industries, like commercial space, energy, and the blue economy to the region. Plug and Play has expertise and the networks aligning with Mississippi's key growth industries. These startups create momentum for industry clusters and new verticals to take root in the Gulf Coast.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Startup Gulf Coast will leverage USM's CUBenet test range; Stennis Space Center's Rocket Propulsion Test Complex for space companies; the Navy's considerable assets at Stennis Space Center; the planned construction of the MS Cyber and Technology Center at Keesler Air Force Base; and, potentially, the FAA designated air ranges for UAS testing purposes.
10	Transformational for the future of the region but creates a wider regional impact	Through targeted industry attraction and programming, Startup Gulf Coast will work across the region to attract early-to-mid stage startups, expanded capital investments and creation of additional high-tech, in-demand jobs. The regional focus will be primarily the metropolitan statistical area of Jackson, Harrison, Hancock and Stone counties, but directly beneficial to the neighboring counties of Pearl River and George counties.
11	Enhances the marketability of existing industrial properties	This project will increase demand for and visibility of existing industrial and innovation-oriented properties across the region. As startups mature through the accelerator program, many will seek R&D labs, coastal testing areas, or manufacturing sites across the Gulf Coast. The program will actively guide graduating startups toward Gulf Coast industrial parks, ports, airports, and other infrastructure assets enhancing their marketability and occupancy.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Enterprise for Technology (MSET)

Project Name: Startup Gulf Coast

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Startup Gulf Coast will specifically work to bolster the following existing industry clusters along the Mississippi Gulf Coast: Blue Economy, energy, solid rocket motor, cyber and advanced computing, and commercial space industries, helping establish Mississippi as a recognized hub in these sectors.
14	Enhances research and innovative technologies in the region	Startup Gulf Coast, by design, specifically aims to bolster the industry which supports research, commercialization and innovation on the Mississippi Gulf Coast.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	MSET and its programming partners will be able to track the dollars spent through performance metrics like jobs created, companies located, and investment in the region by companies, to ensure transparent tracking of impact and return on investment.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

Project Information

Project Year:	2026
Project Name:	National Artificial Intelligence (AI) Center for Excellence
Project Location:	District Office P.O. Box 609 51 Main Street Perkinston, MS 39573-0067
County:	Harrison, Jackson, George, Stone

Applicant

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State:	MS
Zip:	39573

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

Project Description/Overview

This project will establish a National Artificial Intelligence (AI) Center of Excellence on the Mississippi Gulf Coast through a two-phase approach. The facility will unify efforts in AI-powered cybersecurity, advanced manufacturing, and multi-domain autonomous attritable systems, which are low-cost, AI-driven platforms designed for deployment across land, sea, and air. The focus areas directly support the Gulf Coast Restoration Fund's goals of economic resilience, workforce readiness, and innovation-led growth. No other initiative in Mississippi matches this project's scale of infrastructure, cross-sector collaboration, and strategic alignment with state and federal priorities in high-growth fields. The Center also advances the America's AI Action Plan, a national strategy released by the White House in July 2025, which calls for regional Centers of Excellence to drive secure innovation, workforce development, and national competitiveness. The Center aligns with Mississippi's broader AI strategy; Phase 1 establishes foundational capacity across Mississippi Gulf Coast Community College (MGCCC) campuses in coordination with Mississippi State University (MSU) and the University of Southern Mississippi (USM). MGCCC leads the Mississippi Artificial Intelligence Network (MAIN), the first statewide AI workforce initiative in the nation. In partnership with MSU, MGCCC operates the Advancements in Manufacturing Upskilling Program (AiMUP), a hands-on training platform that bridges AI and manufacturing. MSU leads the Mississippi Cyber Initiative (MCI) and operates research centers with expertise in advanced manufacturing and cybersecurity, as well as uncrewed aerial and ground-based systems. USM brings expertise in coastal resilience, polymer science, and uncrewed maritime systems, strengthening the state's innovation ecosystem. MGCCC will invest funds to renovate space at the Jackson County Campus for the launch of AiMUP East, focused on prototyping multi-domain autonomous attritable systems. To support this, \$2 million is requested for equipment such as additive manufacturing platforms, uncrewed aerial systems, and secure mobile workstations. Simultaneously, MGCCC will begin initial operations of the National AI Center at the Harrison County Campus. This site will focus on AI and cybersecurity readiness, with a \$3 million request for GPU clusters, cloud computing infrastructure, and cyber simulation environments. These investments lay the groundwork for scalable innovation, training, and regional deployment. Phase 2 builds on that foundation through the construction of a dedicated facility near Keesler Air Force Base, complementing the Mississippi Cyber & Technology Center and directly supporting the Mississippi Cyber Initiative (MCI). Keesler trains over 7,000 cyber professionals annually and serves as a national hub for cyber defense. The new facility will build on this base by adding real-world prototyping and AI deployment capabilities. Classified-style secure zones will support sensitive defense applications, enabling development of autonomous systems and secure robotics. The facility will support full-cycle innovation, from simulation to physical prototyping, advancing both national security and economic competitiveness. A hybrid computing model with on-premise and cloud-based systems will support both phases of the initiative and guide long-term operations. Infrastructure established in Phase 1 will enable AI model testing, cyber simulations, and secure development activities. More compute-intensive tasks will be handled using high-performance advanced computing resources at MSU, as well as at the Stennis Space Center. This shared model ensures cost-efficiency, avoids duplication of public investment, and enables rapid iteration and cross-campus collaboration. The U.S. Bureau of Labor Statistics projects 26% growth in computer and information research jobs, with 195,000 annual openings in related fields. This facility will help meet that demand through AI, cybersecurity, and manufacturing innovation. As part of Phase II, the Center will also support regional entrepreneurs through incubator space, lower barriers to entry, and stronger commercialization pathways. Potential use cases include smart manufacturing platforms, trustworthy AI cyber physical systems, predictive maintenance, digital twinning, and multi-domain autonomous systems. These applications align with federal goals to secure critical infrastructure and advance national preparedness, thus reinforcing Mississippi's position as a national leader in AI, cyber, and manufacturing innovation. By combining MCI's infrastructure, MAIN's statewide network, MGCCC and MSU's workforce and research leadership, and USM's coastal expertise, this project creates a coordinated, future-ready ecosystem. The Center will serve as a regional anchor for secure, American-made innovation that uplifts communities, prepares the workforce, and advances national interests.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

Project Timetable/Milestones

Estimated Start Date: 07/01/2026

Estimated Completion Date: 12/31/2027

Milestones

This proposal supports Phase 1 of a two-phase plan to establish a National Artificial Intelligence (AI) Center of Excellence on the Mississippi Gulf Coast. Phase 1 focuses on rapid capacity development and deployment at MGCCC in coordination with Mississippi State University (MSU) and the University of Southern Mississippi (USM). Phase 2, which includes construction of a secure, innovation-focused facility near Keesler AFB, is envisioned in future years pending available funding.

Phase 1: Capacity Development and Launch (July 2026 – December 2027)

- Q1–Q2 2026: Mobilization and Design

- o Establish project steering committee and finalize MOUs among MGCCC, MSU, and USM
- o Begin site planning, design, and procurement for AI and cybersecurity infrastructure
- o Coordinate equipment specifications and facility readiness plans across campuses

- Q3–Q4 2027: Infrastructure Deployment and Initial Operations

- o Renovate space at MGCCC's Jackson County Campus to establish AiMUP East
- o Procure and install tools for additive manufacturing, uncrewed systems, and mobile labs
- o Deploy GPU clusters, hybrid cloud environments, and cybersecurity simulation platforms at MGCCC's Harrison County Campus
- o Launch AI and cyber workforce training modules in partnership with MSU and USM
- o Conduct initial testing and simulations in AI-powered manufacturing and cyber defense
- o Finalize Phase 2 facility design for future appropriations

- Ongoing Throughout Phase 1

- o Submit quarterly progress reports, budget updates, and impact assessments
- o Host industry advisory meetings and curriculum integration sessions through MAIN
- o Engage local communities in workforce development and recruitment efforts
- o Ensure coordination with MCI, MSU, and USM to maximize statewide impact

This one-year implementation phase delivers rapid, measurable outcomes while laying the foundation for long-term innovation and growth. The Center is designed to align with Mississippi's AI strategy and national AI priorities, enabling secure technology development, high-skill job creation, and economic resilience across the region.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

Funding Section	
GCRF Funds Requested	\$5,000,000
Total Matching Funds	\$6,492,039
Overall Total Funds	\$11,492,039
Applied For Matching Sources	MGCCC is actively pursuing additional state, federal and private-sector funding aligned with artificial intelligence and cybersecurity priorities. These include potential U.S. Department of Defense innovation programs, federal AI and workforce grants aligned with the America's AI Action Plan, and partnerships with cloud and compute industry leaders to support hardware, software, and infrastructure needs. These additional sources are intended to complement secured funding and support long-term sustainability and expansion of AI and cybersecurity capabilities on the Mississippi Gulf Coast.
Secured Matching Sources	MGCCC has secured a \$6,492,039.73 million RESTORE Act grant through the Mississippi Department of Environmental Quality (MDEQ) to expand the Mississippi Artificial Intelligence Network (MAIN), the nation's first statewide AI initiative. This federal funding supports infrastructure, personnel, training, and partnerships, including establishment of the first AI Hub on the Gulf Coast. The RESTORE award directly complements the GCRF project by funding facility upgrades, equipment, and programming that serve as the foundation for the proposed National AI Center of Excellence.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	Phase 1 (this request) establishes capacity at two MGCCC campuses with investments in AI/cybersecurity infrastructure, lab renovations, and initial operations in coordination with MSU and USM. Phase 2 will construct a secure facility near Keesler AFB to support classified R&D, national defense applications, and entrepreneurship. Together, both phases create Mississippi's first National AI Center of Excellence, driving workforce training, prototyping, and secure innovation across AI-powered manufacturing, cyber, and autonomous systems.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	5
Total Full-Time Employment	5
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The National AI Center of Excellence will position the Mississippi Gulf Coast region as a national center for AI-driven cybersecurity, advanced manufacturing, and autonomous systems. Co-located with MGCCC and near Keesler AFB, the Center will attract private sector partners seeking proximity to prototyping, GPU infrastructure, and cyber training facilities. Regional entrepreneurs will benefit from incubator space and commercialization pathways, spurring job creation and innovation. The Center aligns with federal AI priorities, driving long-term growth and competitiveness through secure, American-made technology.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The Center's two-phase model delivers strong return on investment by aligning with major AWS and NVIDIA initiatives in Mississippi. Phase 1 leverages MGCCC, MSU, and USM infrastructure to rapidly expand workforce training and prototyping. Phase 2 adds high-security, defense-aligned infrastructure near Keesler AFB to support classified research and commercialization. These efforts align with AWS's \$10 billion investment in Mississippi data centers, expected to generate over 1,000 high-tech jobs and contribute an estimated \$3.3 billion annually to state GDP. The Center also reflects Mississippi's statewide MOU with NVIDIA to train 10,000 residents in AI, machine learning, and cybersecurity. By co-locating training, GPU infrastructure, and commercialization space, the Center reduces duplication, increases throughput, and accelerates measurable economic growth through secure, American-made technology.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project leverages existing institutional capital (MGCCC facilities) and federal computing resources (MSU, Stennis) to reduce long-term operating costs. A hybrid cloud/on-premise model ensures cost-efficient scalability. Long-term sustainability is supported by integration with MGCCC's AI curriculum (MAIN), MSU's research portfolio, and MCI's federal partnerships. Metrics will include training completions, job placements, number of prototypes deployed, and external funding secured. With growing federal AI investment and industry demand, the Center is designed for long-term relevance and fiscal viability.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The project leverages multiple funding sources. Phase 1 builds on MGCCC's institutional investments in AI facilities and MSU's HPC resources. Phase 2 complements state-funded MCI infrastructure and is strategically located near Keesler AFB, a major federal training site. The project aligns with national initiatives under America's AI Action Plan, positioning it for future federal grants and defense applications. By integrating education, industry, and national security goals, the project is structured to attract sustained external funding beyond GCRF support.
5	Supported by multiple government or private sector entities	The Center is a collaborative effort led by MGCCC, in partnership with MSU, USM, and MCI. It leverages MSU's expertise in cybersecurity and autonomous systems, USM's strengths in maritime systems and coastal resilience, and MGCCC's statewide AI workforce leadership through MAIN, which is supported through state funding. Private sector support includes NVIDIA, INTEL, and AWS. The project complements state and federal priorities and is strategically positioned near Keesler AFB, creating alignment with military and defense partners. These multi-entity partnerships ensure sustained impact and support.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Phase 1 utilizes existing MGCCC campus facilities, allowing immediate implementation. Renovations will have begun at the Jackson County Campus for AiMUP East and deployment of GPU and cybersecurity infrastructure at the Harrison County Campus can begin upon funding. Renovations will be aligned with the MGCCC Excelerate 2030 Strategic Plan, Institutional Commitment #4: Institutional Excellence. Design and permitting for the Phase 2 facility near Keesler AFB will align with state-led MCI development, ensuring efficient coordination. This phased approach enables fast deployment without delaying long-term expansion.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The Center strengthens the regional economy by advancing high-skill workforce readiness, increasing access to AI and cybersecurity careers, and supporting entrepreneurs with prototyping space. Its presence near Keesler AFB and in coastal communities creates long-term anchors for tech-sector job growth. By driving innovation and education, the project enhances the region's attractiveness to residents and businesses. It uplifts the regional quality of place through sustained economic resilience and high-value employment opportunities.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	This project directly supports the expansion of AI, cybersecurity, and autonomous systems, which are among the fastest-growing industries globally. By establishing a National AI Center of Excellence, the Mississippi Gulf Coast will be uniquely positioned to attract firms seeking AI-ready talent, enhanced capacity for secure R&D, and proximity to federal and defense assets. The Center's infrastructure and training programs reduce barriers to entry for startups while supporting private sector scaling. It establishes a competitive foundation for future-focused industry clusters in the region.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Center will be anchored by MGCCC, MSU, and USM and located near critical infrastructure, including Keesler AFB and Stennis Space Center. MSU provides high-performance computing and cyber R&D. USM adds uncrewed maritime systems and coastal science capacity. Keesler's 7,000+ annual cyber trainees offer a direct pipeline for workforce alignment and defense integration. The project enhances the operational value of these regional assets by linking them through a coordinated, innovation-focused AI ecosystem designed for cross-institutional synergy.
10	Transformational for the future of the region but creates a wider regional impact	The Center establishes Mississippi's first National AI Center of Excellence, creating a transformational innovation corridor that bridges local assets with national initiatives. It unifies MGCCC, MSU, USM, MCI, and Keesler AFB into a strategic regional ecosystem for AI, cyber, and manufacturing excellence. Its hybrid computing model and regional prototyping capacity support statewide training, research, and development. The project directly responds to the White House's AI Action Plan, making Mississippi a leader in AI innovation with national relevance and regional reach.
11	Enhances the marketability of existing industrial properties	The Center will attract new industry to the region, enhancing the attractiveness of surrounding industrial properties. Utilizing workforce training and providing space for research and development, MGCCC's Jackson and Harrison County campuses, already hosting workforce and training programs, will create new capacity for local industry. This significantly upgrades adjacent industrial sites' value proposition by linking them to prototyping capacity, cyber defense support, and AI-enabled production environments.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast Community College

Project Name: National Artificial Intelligence (AI) Center for Excellence

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The project creates a federally aligned Center of Excellence in AI, cyber, and autonomous systems that is tailored to Mississippi's investment in AI, attracting new partners such as NVIDIA, AWS, and Intel, creating an emerging tech cluster. This formalizes a structured ecosystem around advanced manufacturing, defense innovation, and cybersecurity, anchored by institutions with deep sector expertise. The Center supports hands-on training, secure AI development, and simulation-to-prototype innovation. No other regional effort in Mississippi offers this breadth of infrastructure, collaboration, and alignment with state and federal priorities in targeted growth sectors.
13	Infrastructure project for business retention and development	Phase 1 delivers immediate infrastructure upgrades on MGCCC campuses, including AI labs, cyber training environments, and additive manufacturing tools. Phase 2 establishes a new facility near Keesler AFB with secure zones for classified R&D. These assets support both established companies and new startups, providing access to GPU clusters, cloud environments, and AI prototyping. The infrastructure directly supports business development by lowering innovation costs, strengthening local supply chains, and enabling on-site workforce pipelines to retain regional talent.
14	Enhances research and innovative technologies in the region	The Center integrates academic research, industry prototyping, and federal innovation goals in AI, cyber, and autonomous systems. MSU brings HPC and applied R&D. USM adds maritime research and coastal resilience. MGCCC delivers AI-focused workforce training and cyber labs. The initiative includes secure infrastructure, mobile development platforms, and GPU/cloud access to enable simulation, digital twinning, and AI-powered manufacturing. This blend of capacity and collaboration creates a regional engine for research translation, scalable innovation, and national competitiveness.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Performance metrics will include number of students trained, certifications earned, prototypes produced, secure AI environments launched, and external grants secured. MGCCC's MAIN network enables tracking of workforce outcomes statewide. MSU and USM will support research productivity and commercialization outputs. The hybrid computing model maximizes throughput and cost efficiency. By tracking innovation outputs and workforce impact, the project demonstrates ROI across education, industry, and national defense—ensuring measurable success aligned with state and federal objectives.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast YMCA

Project Name: Mississippi Gulf Coast YMCA Aquatics Safety Center

Project Information

Project Year:	2026
Project Name:	Mississippi Gulf Coast YMCA Aquatics Safety Center
Project Location:	1810 Government St. Ocean Springs, MS 39564
County:	Jackson, Harrison

Applicant

Name	Mississippi Gulf Coast YMCA
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Address 2:	
City:	Ocean Springs
State:	MS
Zip:	39564

Mailing Address

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State:	Mississippi
Zip:	39564

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast YMCA

Project Name: Mississippi Gulf Coast YMCA Aquatics Safety Center

Project Description/Overview

As the primary provider of Water Safety training on the Mississippi Gulf Coast, the Mississippi Gulf Coast YMCA respectfully requests \$1,552,000 in GCRF support to expand the YMCA Aquatic Safety Center. Located at the Blossman Family YMCA in Ocean Springs, this expansion will significantly increase our capacity to serve over 17,000 community members annually through critical training programs, including Lifeguard and Lifeguard Instructor Certification (Shallow and Deep Water), CPR/First Aid/AED certification, Swim Instructor Training, YMCA Safety Around Water programming, and specialized lifeguard courses for local employers such as Ship Island, Beau Rivage, and Pascagoula Recreation. Additionally, the expanded facility will offer training space for regional Emergency Responder Dive Teams, addressing a significant gap in public safety infrastructure across the Coast.

The Aquatic Safety Center addresses three critical regional challenges. First, Mississippi is experiencing a lifeguard shortage that has forced some public pools to remain closed, reducing access to safe recreation for residents and visitors alike. This project directly responds by expanding our training pipeline. Second, the CDC identifies drowning as the leading cause of death for children ages 1 to 4, with Black children ages 5 to 9 over twice as likely to drown in a swimming pool. This expansion will allow us to reach more families. Particularly in underserved communities, with lifesaving swim instruction and water safety education, while also creating employment pathways through lifeguard and instructor certification. Third, our region lacks adequate Rescue Dive Teams. Currently, only three teams serve the entire Coast. Ocean Springs firefighter Dylan Hults noted the urgent need for more training resources, stating, "With all these waterways and the storms that we have, we thought it would be pertinent to get a dive team... We have to do monthly training." This facility will meet that need.

Founded in 1975, the Mississippi Gulf Coast YMCA serves a seven-county area and operates as a nonprofit charitable 501(c)(3) organization. While mission-driven, the YMCA also generates significant economic impact. In 2024 alone, YMCA employee compensation contributed \$66,912.31 in federal income and payroll taxes, \$35,100 in state/local income taxes, totaling over \$102,012.31 annually. With 196 current employees (56.59 FTEs), the YMCA creates an additional 17 full-time jobs through vendor partnerships. The expansion of the Aquatic Safety Center is projected to create 10 new full-time equivalent jobs directly and an additional 20 indirectly, further supporting the regional workforce.

Social responsibility is core to the YMCA mission. The expanded Aquatic Safety Center will offer accessible programs that support health, education, job readiness, and safety for all ages. The Y ensures that no one is turned away due to the inability to pay, providing scholarships for membership and program fees based on documented financial need. By expanding this critical community resource, we will reduce health and safety inequities, strengthen coastal resilience, and improve quality of life for families across South Mississippi.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast YMCA

Project Name: Mississippi Gulf Coast YMCA Aquatics Safety Center

Project Timetable/Milestones

Estimated Start Date:	05/03/2023
Estimated Completion Date:	05/01/2026
Milestones	
Architectural Programming/Scoping = 05/2023 to 06/2023 Conceptual Design = 06/2023 to 07/2023 Schematic Design = 07/2023 to 08/2023 Cost Modeling = 08/2023 to 09/2023 Funding/Financing Finalized = 08/2023 to 12/2023 Refined Schematics and Scope Modifications = 10/2023 Design Development = 10/2023 to 02/2024 Construction Documents = 02/2024 to 05/2025 Bidding and Negotiation = 05/2025 to 09/2025 Construction = 11/2025 to 05/2026 Occupancy = 06/2026 The YMCA is currently working with GRO Development, LLC to develop a master plan for the Blossman Family YMCA campus. Included in this master plan includes the Mississippi Gulf Coast Aquatic Safety Center and outdoor program/training pool conceptual design. The remaining architectural work will be completed by H.H. Furr Architecture & Development, with bidding for construction to local contractors. This will be the most efficient way for the project's pre-construction activities to progress in a timely manner. The conceptual design from GRO Development is attached for reference. YMCA board members, community members, and staff began working with GRO Development in August of 2022 on the overall master plan for the Blossman Family YMCA in Ocean Springs. Following a needs assessment, site visit, and multiple planning meetings, an overall concept for the campus was completed in June of 2023. The YMCA held the first Schematic Design meeting with GRO personnel on July 25, 2023, to define specific needs for the Mississippi Gulf Coast Aquatic Safety Center, consisting of a new, expanded outdoor pool. GRO Development specializes in YMCA facility development with 20+ years of experience in community/recreational facility projects.	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast YMCA

Project Name: Mississippi Gulf Coast YMCA Aquatics Safety Center

Funding Section	
GCRF Funds Requested	\$1,552,000
Total Matching Funds	\$1,500,000
Overall Total Funds	\$3,052,000
Applied For Matching Sources	DMR - \$500,000
Secured Matching Sources	MS Gulf Coast YMCA - \$1M (operating reserves), \$160,000 capital campaign donations to date
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast YMCA

Project Name: Mississippi Gulf Coast YMCA Aquatics Safety Center

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	2
Increase in Full-Time Employ From Proj	10
Total Full-Time Employment	12
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast YMCA

Project Name: Mississippi Gulf Coast YMCA Aquatics Safety Center

Legislative Priorities Met Section

Priority	Description	Met By
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The proposed expansion of the Mississippi Gulf Coast Aquatic Safety Center offers significant long-term economic and public safety benefits. With a \$1.55M investment, the Center is projected to generate \$545K in annual output, breaking even in ~3 years and yielding over \$9.5M in societal return over 10 years, a 512% ROI. The project will support 30 new jobs, generate \$600K in wages, and increase local/state tax revenue by \$55K+ annually. It will enable 300+ annual lifeguard certifications, providing job access and preventing drownings, which the CDC values at \$1.2M each. Emergency response cost savings and improved health outcomes further strengthen the impact. The Center will become a regional training hub, attracting professionals and youth across the Gulf Coast, boosting tourism, workforce participation, and resilience. This project is a strategic, high-impact use of GCRF funds that will strengthen economic growth, safety, and community health across the region.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The proposed expansion of the Mississippi Gulf Coast Aquatic Safety Center offers a strong return on investment through job creation, workforce development, and drowning prevention. With \$1.55M in GCRF funding, the Center is projected to generate over \$6.5M in economic output and \$3M+ in public safety savings over 10 years, yielding a 512% ROI. The project supports 30+ jobs, trains 300+ lifeguards annually, and helps prevent fatalities valued at \$1.2M each. It positions the Coast as a regional hub for aquatic training, boosts tourism, and enhances emergency preparedness. This investment strengthens public health, safety, and economic resilience across the region.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Gulf Coast YMCA

Project Name: Mississippi Gulf Coast YMCA Aquatics Safety Center

5	Supported by multiple government or private sector entities	The Mississippi Gulf Coast YMCA Aquatic Safety Center provides certified lifeguards for Ship Island and Pascagoula Parks & Recreation during the summer. We partner with Pascagoula Parks & Rec to deliver lifeguard certification courses, community swim lessons, and aqua fitness classes. We also certify lifeguards for the Beau Rivage and Salvation Army pools and serve as a training facility for the Ocean Springs Fire Department's EMR Dive Team. Through partnerships with the Ocean Springs School District, Little Lighthouse Academy, and local private schools, we offer 3rd Grade Swim classes to ensure every 3rd grader in Jackson County has the opportunity to learn essential water safety skills.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Mississippi Gulf Coast YMCA is well-positioned to move quickly and efficiently into the design, engineering, and permitting phase. We are currently engaged with GRO Development on the aquatic training pool's design and are prepared to advance immediately upon funding. Additionally, we will collaborate with experienced local architects who understand municipal processes and have established relationships with the City of Ocean Springs. This ensures an expedited permitting process and a prompt transition to construction.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project helps keep visitors safe while enjoying the many Coastal waterways and resort/recreational pools across the Mississippi Gulf Coast. Without lifeguards, many community pools would have to close and could not serve community residents. Area resorts and casinos would have to operate pools without a lifeguard on duty, and we have already seen the devastating impact of loss of life with an unguarded pool when a 2-year-old drowned in an area casino pool last year. The ability to help train additional lifeguards made possible by GCRF reduces critical lifeguard shortages across the Gulf Coast. Providing safe, supervised waterways ensures that our beautiful Gulf Coast is remembered fondly by visitors instead of attracting potentially negative national news coverage because someone drowned while vacationing here.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Building local economic and workforce through native plant production

Project Information

Project Year:	2026
Project Name:	Building local economic and workforce through native plant production
Project Location:	This project will occur across all six coastal counties of Mississippi.
County:	Harrison, George, Hancock, Jackson, Pearl River, Stone

Applicant

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Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Building local economic and workforce through native plant production

Project Description/Overview

One of the primary drivers for tourism and economic development in Coastal Mississippi is the abundance of and access to natural resources, such as fishable and swimmable waters. For example, recreational, commercial, and charter fishing industries are directly dependent on natural habitats, such as wetlands, to fuel production of desirable fish and shellfish these industries rely on. Furthermore, native habitats are universally recognized as a primary driver of improved water quality – needed to reduce occurrences of algal blooms, swimming advisories, and other water quality related issues that directly lead to reductions in tourism. Even with the known benefits of native habitats, there is still limited, but increasing, use of native plants across all applications. Some of the limited use of native plants can be contributed to limited education and training, but a major hurdle is the lack of plant availability. As demand for native plants across all applications (e.g., conservation, restoration, beautification, landscaping, water treatment, etc.) is increasing, as-is the disconnect between supply and demand. For example, most plants needed for coastal restoration projects are difficult to find and when found, they are procured from outside the state, thereby reducing the timeliness and efficiency of restoration efforts coast wide while also exporting funding out of the state for local projects. With a little investment, Mississippi has an opportunity to become a national leader in native plant production and use for both coastal and inland applications. In response to that need, the Native Plant Producer Network (NPPN), a Mississippi Sound Estuary Program and Mississippi State University Extension program, started with the aim of training and building a network of native plant producers. By building the capacities of producers to locally grow and sell native plants, NPPN aims to recruit and maintain a network of participating producers growing native plants along the MS Gulf Coast while increasing the stock of locally sourced plants needed to complete projects. The program startup was initially funded through a grant from NRCS that led to the development and implementation of training materials, workshops, and startup of more than 10 local small-scale producers. The next phase of NPPN is to respond to the demand of expansion to other native plants needed for broader applications and facilitate the initial startup of more local plant producers that can fulfill demand locally and beyond. This funding request would allow the NPPN to scale up activities to accommodate this demand by:

- 1) Establishing demonstration and training sites across all 6 coastal counties
- 2) Expanding offerings of trainings and technical assistance to more plants and applications
- 3) Facilitating startup and expansion of more local native plant producers through providing some startup materials and technical assistance to producers
- 4) Connecting supply and demand of native plants through an online portal

The intent is to conduct these activities across all 6 of the lower Mississippi counties so that multiple regions and native plant applications are covered. It is anticipated that over a 3-year project duration, this funding could lead to the startup of at least 15 more native plant producers and expansion of the capacities of the existing producers. In total, it is anticipated that this funding would create at least 40 new jobs over the project duration and more in the future that will be self-sustained post-expiration of this funding.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Building local economic and workforce through native plant production

Project Timetable/Milestones

Estimated Start Date:	08/01/2026
Estimated Completion Date:	07/31/2029
Milestones	
Year 1: • Establish demonstration and training sites across all 6 coastal Mississippi counties • Build out demonstration site infrastructure and personnel • Begin developing training materials for other plant species beyond what is already covered in NPPN • Procure or collect seeds for initial stock growout • Host trainings on product and program use • Recruit at least 5 new producers to network • Distribute seedlings and supplies to trained producers to serve as their starting stock	
Year 2: • Connect supply and demand for plants available for purchase within the network and beyond • Recruit at least 5 new producers to network • Continue to adapt and implement trainings • Continue providing technical assistance to network of producers • Procure or collect seeds for initial stock growout • Expand landscape plant production • Distribute seedlings and supplies to trained producers to serve as their starting stock	
Year 3: • Connect supply and demand for plants available for purchase within the network and beyond • Recruit at least 5 new producers to network • Continue to adapt and implement trainings • Continue providing technical assistance to network of producers • Procure or collect seeds for initial stock growout • Expand landscape plant production • Distribute seedlings and supplies to trained producers to serve as their starting stock	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Building local economic and workforce through native plant production

Funding Section	
GCRF Funds Requested	\$1,759,902
Total Matching Funds	\$696,546
Overall Total Funds	\$2,456,448
Applied For Matching Sources	N/A
Secured Matching Sources	Most of phase 1 of this project was initially funded through a USDA NRCS grant with an initial award value of \$696,546 that ended in February 2025. This previous award was critical to completing the initial phase of this project and should be considered leveraged funding.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Building local economic and workforce through native plant production

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	2
Description of all phases	P1: Establish program, develop initial training materials, offer trainings, and recruit producers. P2: Increase plant species and quantity grown, increase producer recruitment, increase technical assistance offered to producers, connect supply and demand, establish expanded demonstration sites.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	40
Total Full-Time Employment	40
Indirect Jobs Total	40

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Building local economic and workforce through native plant production

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Demand for native plants across commercial and residential markets is increasing, and this program would allow Mississippi to establish as a national leader in native plant production – leading to private sector investment and job creation beyond the current funding.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The long-term benefits of this project are both economic and ecological. Providing locally sourced native plants not only increases the beautification of areas increasing sense of place, but also fuels many commercial, recreational, and other industries (such as seafood and tourism). Sales of native plants to both in-state and out-of-state markets will generate additional and increasing revenue.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project's appeal to not only the Mississippi coast, but Gulf-wide will ensure long term sustainability. The need for restoration plants and demand for native plants in landscaping is only increasing as the benefits of native plants are being realized at an increasing rate. Performance metrics such as plants produced and new producers are included.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The Native Plant Producers Network was NRCS funded and continues to be supported by Mississippi State University and Mississippi Sound Estuary Program. With the ability to expand and diversify plant stock and production, this program will be able to seek funding from additional sources such as NOAA, EPA, Tidelands, GOMESA, and others – including future private sector investment from producers.
5	Supported by multiple government or private sector entities	The Native Plant Producers Network is currently supported by numerous organizations both public and private, governmental and NGO. The need for more production of native plants is universally recognized as a barrier to the implementation of many beneficial projects and a business opportunity.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	No design, engineering, and permitting is needed for this project. Additionally, the formation of the Native Plant Producer Network and associated base-level startup materials and processes have already been developed. If funded, the scope in this proposed project could be implemented immediately.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Building local economic and workforce through native plant production

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Native plant beautification and restoration will strongly enhance quality of life/place and increase tourism (more fishable and swimmable waters), recreational/commercial fishing success (through providing habitat necessary for fish and shellfish), and agricultural efforts.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Plant production is a large industry and the demand for native plant production is ever-increasing. This project would contribute to enhancing Mississippi as hub for this high-growth industry.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Native plants are a regional asset that can be sourced to develop this industry. Additionally, educational institutions and research facilities from Mississippi State University, University of Southern Mississippi, and many high schools have already been involved with the Native Plant Producer Network and should be expanded if this project is funded.
10	Transformational for the future of the region but creates a wider regional impact	This region heavily relies upon natural resources to fuel economic growth and this project allows the opportunity to directly pair ecological and economic growth of an industry (native plant production) that will continue to increase in demand. Mississippi is in a prime position to become a national leader in native plant production.
11	Enhances the marketability of existing industrial properties	Existing underutilized portions of existing industrial and recreational properties could be used for native plant production.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project could serve as both an enhancement to target industry as well as creating a center of excellence. Mississippi stands to gain from a relatively underdeveloped but high demand market of native plants. It stands to build a Center of Excellence regarding agricultural practices involving native plants, building on skills and knowledge that MSU and partners have been contributing to for years.
13	Infrastructure project for business retention and development	While this project doesn't directly lead to traditional infrastructure, the establishment of native plant production demonstration sites with partner groups will lead to those locations as hubs for business development across the region. The technical assistance provided will directly lead to business retention and development.
14	Enhances research and innovative technologies in the region	The ability to scale up the existing network will increase native plant production currently underway, while enhancing agriculture technologies for more native plants, and providing research/innovation opportunities to increase effectiveness of native plant production in the future.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Building local economic and workforce through native plant production

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The ability to produce plants for sale at a larger scale will keep money in Mississippi while also being able to provide a market beyond coastal Mississippi. Performance metrics are number of plants produced and number of new producers.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Informing coastal development and industry through accessible water quality information

Project Information

Project Year:	2026
Project Name:	Informing coastal development and industry through accessible water quality information
Project Location:	In Mississippi Sound across the coast
County:	Hancock, Harrison, Jackson

Applicant

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Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Informing coastal development and industry through accessible water quality information

Project Description/Overview

The Mississippi Sound is the primary body of water off the Mississippi Coast, encompassing marshes, estuaries, tributaries, and barrier islands from Lake Borgne, LA to Mobile Bay, AL. This watershed contains critical habitat for fisheries and aquaculture species, marsh habitat that protects from erosion and flooding, and areas supporting economic and recreational activities. Thus, changes in water quality such as alterations in salinity, nutrient inputs, and sediment loads from adjacent rivers (Pearl, Pascagoula, Alabama) or the opening of the Bonnet Carre Spillway could have major impacts for fish and plant species and could affect the safety of recreational and tourist activities.

Water quality monitoring stations are essential for creating long-term datasets to identify, understand, and proactively prevent changes in the watershed that can affect these ecological and economic activities. Data from monitoring stations can also be inputted in models to more accurately predict future changes and help inform science-based management decisions for managing river discharges or deciding where oyster restoration or aquaculture operations would be most successful. Current water quality monitoring efforts in the Mississippi Sound conducted by agencies such as USGS, NOAA, MDMR, the Grand Bay NERR, USM, LDEQ, USACE, and LADEP are inconsistent and scattered, leading to discrepancies across which data parameters are collected, where data is collected, and how to access and use the data – hindering science-informed development of coastal Mississippi and beyond. In order to detect critical changes in water quality and effectively manage the entire Mississippi Sound watershed, there needs to be a standardized method of data collection that will be inputted into an accessible portal to remove redundancy in data collection across agencies and local research groups and to increase collaboration between management groups and state agencies involved in the Mississippi Sound. Additionally, there are other parameters that could be collected from these stations that could directly address other expressed informational needs. For example, the commercial and recreational fishing industries have been eager to get real-time wave speed and direction information to inform their operations as the current models aren't accurate enough to fulfill their needs.

To address these issues, the Mississippi Sound Estuary Program proposes to install and maintain at least 5 real-time water quality monitoring stations to help standardize and gather water quality data collection throughout Mississippi Sound. These stations will promote a concerted effort with clear, accessible data that can be used to better manage and protect habitats and coastlines essential for economic prosperity. Data will be shared through an open-access and user-friendly real-time online platform that will be continuously improved through integration of end-user feedback.

The biggest barrier to setting up this type of program is initial setup costs due to the prices of equipment and installation. However, after initial setup, the cost to maintain the program in subsequent years (post-funding) will be much lower and attainable to fund through smaller and/or internal funding sources.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Informing coastal development and industry through accessible water quality information

Project Timetable/Milestones

Estimated Start Date:	08/01/2026
Estimated Completion Date:	07/31/2029
Milestones	
Year 1: • Purchase and install 5 water quality monitoring stations that include wave data. • Develop open-access, real-time, and user-friendly online data portal • Promote portal through Mississippi Sound Estuary Program network and associated networks • Gather feedback from portal users and use to improve portal • Maintain water quality monitoring stations	
Year 2: • Continue to promote portal through Mississippi Sound Estuary Program network and associated networks • Continue to gather feedback from portal users and use to improve portal • Maintain water quality monitoring stations	
Year 3: • Continue to promote portal through Mississippi Sound Estuary Program network and associated networks • Continue to gather feedback from portal users and use to improve portal • Maintain water quality monitoring stations	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Informing coastal development and industry through accessible water quality information

Funding Section	
GCRF Funds Requested	\$1,578,945
Total Matching Funds	\$999,951
Overall Total Funds	\$2,578,896
Applied For Matching Sources	N/A
Secured Matching Sources	Listed matching funds should be considered leveraged funds and is generated from 2 previously awarded grants to the project team that are directly related to the proposed scope of work (i.e., was part of phase 1). The first is a \$199,951 grant for the setup of the MS Water Stewards program through the EPA that ended in 2023. The other is the initial startup funds for MS Sound Estuary Program (\$800,000) issued to the project team from Restore funds.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Informing coastal development and industry through accessible water quality information

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	2
Description of all phases	P1: Survey end-users to identify ideal water quality monitoring station locations. Develop pilot real-time data portal for water quality data. P2: Install water quality monitoring stations and launch data portal. Use end-user feedback to improve portal. Promote use of data portal through networks.
Current Full-Time Employment	2
Increase in Full-Time Employ From Proj	3
Total Full-Time Employment	5
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Informing coastal development and industry through accessible water quality information

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Yes – having real-time accessible water quality and wave data will be able to directly inform many coastal development applications that attracts private sector investment (e.g., blue economy).
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The long-term benefits of this project are both economic and ecological. Improved accessibility to water quality and wave data has a high upfront cost, but will be low to maintain in the long-term relative to the benefits it will provide.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	After the initial setup cost, the cost to maintain collection of real-time water quality monitoring data will be relatively low and fundable through smaller and/or internal funding sources.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The need for more and accessible water quality monitoring data is recognized across the coast as a big need by many private, local, state, and federal agencies. Similarly, many of these organizations are invested in collection of water quality monitoring data with funding sources outside of BP settlement funds.
5	Supported by multiple government or private sector entities	The need for more and accessible water quality monitoring data is recognized across the coast as a big need by many private, local, state, and federal agencies. Specially, the recreational and commercial fishing industries are very interested in having real-time wave information that is more reliable than forecasts for their activities.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes – permitting for installation of these stations will be minimal as they are buoy-based. Quotes for the equipment needed for the stations are in-hand and ready to order.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Yes – better understanding of water quality and wave information will directly improve the quality of life and place in the region as this information will directly inform tourism and recreational opportunities.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Having access to water quality and wave information is critical to any blue economy industries and will be seen as a valuable asset to attract more businesses to the region.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi Sound Estuary Program/Mississippi State University

Project Name: Informing coastal development and industry through accessible water quality information

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Yes – this project leverages educational and research institutions. Additionally, ports, military bases, harbors, and other sectors are directly interested in using real time water quality and wave data for their operations.
10	Transformational for the future of the region but creates a wider regional impact	Yes – having real-time and consistent water quality and wave data will serve as a base of information that many sectors will refer to inside and outside of the region.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project could serve as both an enhancement to target industry as well as creating a center of excellence. Mississippi stands to gain from having this baseline water quality monitoring data that could be expanded upon for innovation in the future (blue tech jobs).
14	Enhances research and innovative technologies in the region	Yes – having these monitoring platforms can allow for comparative testing of new technologies in the area and also serve as base information for other blue economy focused applications.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	After initial upfront costs, maintaining this set of monitoring stations will be relatively cheap compared to the benefits.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University

Project Name: Local workforce retention and development through immersive technical skill training

Project Information

Project Year:	2026
Project Name:	Local workforce retention and development through immersive technical skill training
Project Location:	Activities will occur across all of the lower 6 counties of Mississippi
County:	George, Hancock, Harrison, Jackson, Pearl River, Stone

Applicant

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Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University

Project Name: Local workforce retention and development through immersive technical skill training

Project Description/Overview

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University

Project Name: Local workforce retention and development through immersive technical skill training

For the proposed project, a team from Mississippi State University and the Mississippi Sound Estuary Program will continue and build upon a highly successful technical skill building program across coastal. The program is termed the Green and Resilient Infrastructure Technical Skills (GRITS) Program (<https://msucoastal.com/grits/>) and is focused on building scientific and environmental literacy to address local environmental challenges through building technical skills. The initial pilot funding for GRITS is set to expire in 2025 and was focused exclusively on training high school students. For the proposed project, GRITS for high school students would be extended for an additional 3 years with additional offerings and, based on high demand, will be expanded to college students. Courses to date have been taught in Biloxi, MS and Moss Point, MS, but will be expanded to include other locations if this project is selected for funding. Based on evaluations to-date, nearly all students that have completed GRITS full week or day camps have shown increased knowledge of coastal ecosystems, acquired new technical skills that increases marketability for the local STEM workforce, and expressed more comfortability and confidence with entering the workforce. Additionally, many GRITS participants have altered career/educational path and trajectory toward coastal STEM-focused fields and expressed their experience in GRITS as a major driving factor for that decision – highlighting the need to continue and expand this impactful program. Even with all the great outcomes to-date, feedback from program participants and instructors during the pilot phase has led to planned program improvements in the next iteration of the program and those lessons-learned are incorporated into the proposed scope of work.

The most impactful engagement from the first iteration of GRITS was during single day and week-long engagements (termed and marketed as camps). The day camps focused on getting program participants familiar with coastal projects (including restoration and conservation) during short lectures and some brief experiences with technical skills. The skills taught in day camps varied depending on weather conditions, but usually included a combination of UAS operation, elevation surveys, plant identification, fish sampling and identification, trailering simulations, among others. These camps are meant to introduce students to coastal careers and some of the skills that can be applied to address some of these issues. Many participants of day camps also sign up for summer week-long camp options where issues, solutions, and technical skills are explored in-depth. While students get familiar with many topics, they also get hands-on experience with technical skills needed in careers that focus on coastal applications. Some of the skills include watercraft operation; unmanned aircraft systems operation; trailering; navigation and mapping; basic electrical systems, sensor construction, and coding; nursery methods and planting techniques for coastal vegetation; fish sampling and identification; and data analysis, interpretation, project design, and permitting.

If this proposal is funded, the day and week camps for high school students will be continued throughout coastal Mississippi with an anticipated 5 day camps and 3 weeklong camps per year (offered during school breaks). Additionally, in-school GRITS engagement will be explored with interested teachers that will be recruited during annual teacher professional development trainings the project team runs. In the last two years of the GRITS pilot project, there was a tremendous demand for similar offerings for college students. In addition to the high school engagement, there will also be at least 2 weeklong sessions per year for interested college students scheduled during either summer, fall, or spring break periods. These will be separate from the high school camps due to the age gaps, but will have similar content. Similar to high school engagement, there will also be explorations of integrating GRITS into within-class applications for college students.

Skills learned in this program are in high demand for high-paying and locally relevant jobs. Completion of this program will inevitably lead to a stronger sense of place for students that want to contribute to the local workforce. Additionally, the hyper concentration of highly skilled and technically advanced potential employees will be a leverage point for future industries that may consider moving to the area. Overall, the GRITS program is highly impactful already and will lead to tremendous outcomes to coastal Mississippi that fuels economic and ecological prosperity.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University

Project Name: Local workforce retention and development through immersive technical skill training

Project Timetable/Milestones

Estimated Start Date: 08/01/2026

Estimated Completion Date: 07/31/2029

Milestones

Year 1:

- Purchase equipment and supplies needed for GRITS offerings
- Advertise for the program
- Accept registrations
- Offer GRITS (5 day camps, 3 week long high school camps, and 2 week long college camps)
- Gather feedback from participants
- Incorporate feedback into improvements for next year offerings

Year 2:

- Advertise for the program
- Accept registrations
- Offer GRITS (5 day camps, 3 week long high school camps, and 2 week long college camps)
- Gather feedback from participants
- Incorporate feedback into improvements for next year offerings

Year 3:

- Advertise for the program
- Accept registrations
- Offer GRITS (5 day camps, 3 week long high school camps, and 2 week long college camps)
- Gather feedback from participants

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University

Project Name: Local workforce retention and development through immersive technical skill training

Funding Section	
GCRF Funds Requested	\$1,069,421
Total Matching Funds	\$299,879
Overall Total Funds	\$1,369,300
Applied For Matching Sources	N/A
Secured Matching Sources	Matching funds listed should be considered leveraged since it is federal funds from a previously funded EPA grant. The grant was used to develop and pilot the initial rounds of GRITS (considered Phase 1). That grant ends in March 2026, so there will not be any overlap between the proposed scope and this previously funded grant. The total value of this grant was \$299,879.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University

Project Name: Local workforce retention and development through immersive technical skill training

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	2
Description of all phases	P1: Develop training plan and conduct pilot trainings. P2: Expand training offerings to include more locations, skills, and times offered.
Current Full-Time Employment	2
Increase in Full-Time Employ From Proj	4
Total Full-Time Employment	6
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University

Project Name: Local workforce retention and development through immersive technical skill training

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Yes – a trained, knowledgeable, and highly skilled local workforce will increase tax base, private sector job creation, and investment in the region. The proposed project will also help to retain high performing local talent from high schools and colleges in the region.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The long-term benefits of this project are both economic and ecological. A local workforce with advanced technical skills that also understands the synergy between natural resources and economic prowess of the region will inevitably lead to a high ROI.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	After the initial setup cost for program delivery, the cost to maintain programmatic activities in each location will be relatively low and fundable through smaller and/or internal funding sources.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The need for a highly skilled local workforce is recognized across all public and private sectors in the region. The initial startup/pilot phase of this program was funded through EPA with support from the Mississippi State University Extension Service and Mississippi Sound Estuary Program. There has also been exploratory discussions about funding portions of the program through private investments from local firms.
5	Supported by multiple government or private sector entities	The need to retain and train a highly skilled local workforce is recognized across the coast as a big need by many private, local, state, and federal agencies. The skills taught
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes – no design, engineering, or permitting required for these activities. The project could start immediately.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Yes – a more knowledgeable and highly skilled local workforce will directly improve the quality of life and place in the region as this is needed to sustainable development, tourism, and recreational opportunities.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Yes – being able to fill jobs in high growth industries with local talent will be a major attractant.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Yes – this project leverages educational and research institutions. Additionally, ports, military bases, harbors, and other sectors are directly interested the type of workforce skills taught by this program.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University

Project Name: Local workforce retention and development through immersive technical skill training

10	Transformational for the future of the region but creates a wider regional impact	Yes – this program is transformational already and will further impacts to the region and beyond across many sectors.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project could serve as both an enhancement to target industry as well as creating a center of excellence. Mississippi stands to gain from having this technical skill training program that will fuel innovation in the future.
14	Enhances research and innovative technologies in the region	Yes – skills taught in this program are directly applicable to the research and innovation technologies fields. Critical thinking of a locally skilled workforce will fuel innovation.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	After initial upfront costs, maintaining this program will be relatively cheap compared to the benefits.

Gulf Coast Restoration Fund Funding Request

Applicant: MS Coast Coliseum Commission

Project Name: MS Coast Coliseum Complex Expansion

Project Information

Project Year:	2026
Project Name:	MS Coast Coliseum Complex Expansion
Project Location:	2350 Beach Blvd. Biloxi, MS. 39531. Public assembly venue (arena and convention center)
County:	Harrison

Applicant

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Gulf Coast Restoration Fund Funding Request

Applicant: MS Coast Coliseum Commission

Project Name: MS Coast Coliseum Complex Expansion

Project Description/Overview

The Mississippi Coast Coliseum and Convention Center is a public assembly venue that hosts many concerts, conventions, conferences, meetings, sporting events, festivals, graduations, competitions, etc., with hundreds of thousands in attendance each year. The Mississippi Coast Coliseum and Convention Center has exponentially increased its business in the last five years. The increased business and rising attendance have undoubtedly created a need to expand our footprint to keep up with the demand and continue to host multiple events simultaneously in all facility buildings. The goal is to transform the Mississippi Coast Coliseum and Convention Center grounds to become a compelling one-stop event venue and meeting complex with potential future retail offerings to even further boost tourism in the region and continue to be an economic leader on the Gulf Coast of Mississippi servicing business in all surrounding Counties.

This proposed project aims to help the Coliseum and Convention Center expand and allow for more parking and potential future hotel, retail, and convention center expansion development. With the ability to park additional vehicles on the grounds, we can continue to book multiple large events that can take place consecutively without disadvantageous challenges for our business partners or guests. It is not anomalous to deny a request for event space due to our limited parking space with the growth we have acquired. If we have a major concert in the arena, we can't fit additional parking and must deny things such as a weekend volleyball tournament. Additional parking will open opportunities for us to negotiate and generate more business, creating jobs and significantly increasing economic impact in the Mississippi Gulf Coast Region.

Improvements will include purchasing existing properties in the Oakmont Place subdivision and developing this property for additional parking and future retail or convention center expansion. With the future Popp's Ferry Road expansion planned by the City of Biloxi, we will have an opportunity to become a complex that encompasses all land from Beauvoir Road to Popp's Ferry Road south of the railroad. We are currently acquiring individual residential parcels on a (4) acre tract of land between the Popp's Ferry extension and our current footprint. These houses are primarily secondary and/or dated properties. This land has significant potential if transformed into valuable space to support more events and visitors on the coast by creating more parking. These additional events and future developments will grow tourism and create more jobs for the Coliseum and Convention Center and other tourism-related businesses.

This expansion is expected to allow us to host an average of 36 additional events annually, bringing over 50,000 more guests and visitors to the complex. These events will generate another \$500,000 in direct revenue each year, allowing us to generate over 300 additional part-time and full-time jobs. The added hotel room nights, meals, and daily expenditures will generate a minimum of 5 million dollars more for the local economy each year.

Projects we have completed so far with RESTORE Act funding have enabled us to attract more events and welcome more guests to the MS Gulf Coast, driving economic growth, creating more jobs, and facilitating additional business for our region. Transforming the MS Coast Coliseum & Convention Center into a one-of-a-kind complex will help take us to the next level and drive these initiatives quickly, as we proved almost immediately with transformational improvements funded through the RESTORE Act program and the US Department of Treasury, who saw immediate results in their funding support here at the MS Coast Coliseum & Convention Center. The results were immediate. The economic impact on our community and operational revenues had measurable results and continues to provide us with the resources necessary to compete nationally.

In addition to the immediate development of expanded parking areas, this project is being designed with long-term flexibility and scalability in mind. Strategic land acquisitions and preliminary site planning will preserve and accommodate the future development of internal roadway systems and additional parking lot expansions that will significantly improve ingress and egress to the Mississippi Coast Coliseum Complex.

As demand continues to grow, the ability to incorporate additional access points—especially in connection with the City of Biloxi's planned Popp's Ferry Road extension—will allow for a more efficient traffic flow, enhance safety during

Gulf Coast Restoration Fund Funding Request

Applicant: MS Coast Coliseum Commission

Project Name: MS Coast Coliseum Complex Expansion

high-capacity events, and better serve regional guests and visitors. These transportation infrastructure improvements will be critical to supporting the anticipated increase in event attendance and the broader future build-out of the campus, which may include hotel, retail, and convention-related structures.

Gulf Coast Restoration Fund Funding Request

Applicant: MS Coast Coliseum Commission

Project Name: MS Coast Coliseum Complex Expansion

Project Timetable/Milestones

Estimated Start Date:	01/01/2025
Estimated Completion Date:	12/01/2028
Milestones	
MILESTONES	
Estimated Start Date: 01/01/2025	
• Milestone 1 – Property Acquisition Start Date: January 2025 • Milestone 2 – Demolition Start Date: January 2025 • Milestone 3 – Property Acquisition Complete: Spring 2026 • Milestone 4 – Demolition Complete: Summer 2026 • Milestone 5 – RFQ Engineering Services Released: Fall 2026 • Milestone 6 – Draft Architectural & Engineering Design Plans Complete: Fall 2026 • Milestone 7 – RFP Construction Bidding Issued: Winter 2026 • Milestone 8 – Construction Permitting & Site Preparation: Winter 2026 • Milestone 9 – Construction Estimated Start Date: Spring 2027 • Milestone 10 – Construction Complete: Fall 2028 • Milestone 11 – Project Substantial Completion: Winter 2028	
Estimated Completion Date: 12/01/2028	

Gulf Coast Restoration Fund Funding Request

Applicant: MS Coast Coliseum Commission

Project Name: MS Coast Coliseum Complex Expansion

Funding Section	
GCRF Funds Requested	\$5,476,155
Total Matching Funds	\$1,687,022
Overall Total Funds	\$7,163,177
Applied For Matching Sources	Matching funds will solely be met from the MS Coast Coliseum operating bank account. We have already begun purchasing homes in the Oakmont Place subdivision for a total cost of \$1,522,021.86 and plan to continue to purchase homes from our operating bank account for estimated additional minimum match of 23.5%.
Secured Matching Sources	Additional matching funds have been committed by the MS Coast Coliseum Commission as well as the Harrison County Board of Supervisors who have mutually agreed to utilize MS Coast Coliseum operating account funds to meet the match of GCRF funds by order and resolutions attached.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: MS Coast Coliseum Commission

Project Name: MS Coast Coliseum Complex Expansion

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	400
Increase in Full-Time Employ From Proj	200
Total Full-Time Employment	600
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: MS Coast Coliseum Commission

Project Name: MS Coast Coliseum Complex Expansion

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The project supports long-term competitiveness by expanding the facility to accommodate significantly more events, guests, and business opportunities. Hosting an approximate additional 36 events annually brings in 50,000+ visitors and generates \$500,000 in direct revenue, stimulating private sector job creation (300+ new jobs) and increasing the regional tax base and investment appeal.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The projected \$5 million increase in annual local economic impact (through hotel stays, meals, transportation, and event spending) reflects a strong return on investment. The 300 new jobs and boost in tourism further solidify its long-term growth trajectory and regional economic significance.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Clear performance indicators—such as the number of additional events (36/year), visitors (50,000+), and revenue (\$500,000/year)—ensure accountability. The expansion builds on past successful RESTORE Act investments, indicating a proven, replicable growth model.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The project builds upon previous RESTORE Act and US Department of Treasury funding, which had measurable economic results. The site's integration with the City of Biloxi's infrastructure plans (Popps Ferry Road extension) also reflects coordinated leveraging of public investments.
5	Supported by multiple government or private sector entities	This initiative aligns with City of Biloxi infrastructure efforts, regional tourism boards, and economic development goals, and builds upon previous federally supported projects—indicating broad multi-sector support.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Coliseum Commission is already acquiring land in the Oakmont subdivision and advancing planning around ingress/egress routes, making the project near shovel-ready and able to transition smoothly into active design and permitting phases.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The complex directly enhances tourism, entertainment, and community engagement by allowing simultaneous major events (concerts, sports, conventions), creating an all-in-one venue that improves the Gulf Coast's recreational and business environment.

Gulf Coast Restoration Fund Funding Request

Applicant: MS Coast Coliseum Commission

Project Name: MS Coast Coliseum Complex Expansion

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	By improving capacity to host large-scale conventions and events, the project supports the hospitality and tourism sector, one of the region's most high-growth industries. It also opens the door for future retail and hotel development, further diversifying growth opportunities.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The site is strategically located between Beauvoir Road and Popp's Ferry Road and sits near major transportation corridors. Integration with the Popp's Ferry Road expansion enhances regional access, directly leveraging public infrastructure to boost attendance and traffic flow.
10	Transformational for the future of the region but creates a wider regional impact	This expansion represents a transformational leap for the Mississippi Gulf Coast by creating the largest multipurpose venue in the region. It significantly increases capacity and visibility, drawing nationwide and potentially international attention to the area.
11	Enhances the marketability of existing industrial properties	Though not directly tied to traditional industrial parks, the enhanced economic activity and tourism appeal resulting from the project will increase demand for hospitality, logistics, and service-related industrial sites regionally.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	It supports the tourism and entertainment cluster, and positions the Coliseum as a regional hub for large-scale events, meetings, and conventions—essentially becoming a Center of Excellence for Gulf Coast event hosting.
13	Infrastructure project for business retention and development	Expansion of parking, traffic infrastructure, and event hosting capacity ensures retention of existing business partners and attracts new ones. The project helps prevent event cancellations due to insufficient parking, thus directly preserving business opportunities.
14	Enhances research and innovative technologies in the region	This priority is not a major focus of the current project. While it doesn't involve research institutions or tech innovation directly, future development phases could incorporate smart traffic systems or sustainability innovations.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The project outlines quantifiable metrics: forecasted 36 new annual events, 50,000+ additional visitors, \$500K annual revenue increase, 300+ jobs, and \$5 million in regional economic impact—making it fully aligned with this priority.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

Project Information	
Project Year:	2026
Project Name:	Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center
Project Location:	370 Ridge Rd., Picayune, MS 39466 at the Mississippi State University Crosby Arboretum, a 64-acre native plant conservatory and trail system that demonstrates sustainable management of vital coastal habitats for watersheds feeding the Mississippi Sound.
County:	Pearl River

Applicant	
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Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

Project Description/Overview

The primary objectives are 1) to construct a Visitor and Environmental Education Center at The Crosby Arboretum in Picayune, following the designs of E. Fay Jones, 2) to increase tourism and access to the Crosby Arboretum, located adjacent to the I-59 Mississippi Welcome Center, and 3) provide education and workforce development opportunities addressing landscape management and coastal upland habitat restoration. The host site for the proposed Center is the Crosby Arboretum, a nationally renowned and award-winning public garden, which leverages a 64-acre native plant conservatory and trail system demonstrating sustainable management of coastal habitat types which are key to a healthy Pearl River watershed and Mississippi Sound.

Tourism and Economic Development: The Lower Pearl River Watershed Environmental Education Center is a strategic investment that will significantly enhance the region's ability to attract professional conferences and events. The Crosby Arboretum is home to a Mississippi landmark structure, the Pinecote Pavilion, designed by renowned architect E. Fay Jones (Figure 1) which draws tourists from around the world and will continue to play a key role in environmental stewardship and education programs. While the Crosby Arboretum already draws 10,000 visitors annually for its natural beauty and environmental education, the addition of the education and event space will increase opportunities for higher-value segments of the tourism market. The Center will appeal to businesses and nonprofit organizations seeking venues that blend strategic retreat with meaningful, place-based experiences. These group events will not only drive weekday and off-season visitation, but also generate increased local spending on lodging, food services, and transportation providing a direct economic boost to nearby communities and small businesses. With its proximity to several hotels and many restaurants, Picayune provides ample lodging and dining options to support conferences and educational events hosted at the Crosby Arboretum. The proposed Center will bring additional opportunities for Picayune businesses as the conference space will accommodate gatherings of up to 150 people (Figure 2), making Picayune the destination for educational and workforce development events in a natural setting providing training on upland coastal management and natural resource restoration practices improving water quality of the Mississippi Sound.

Education, Workforce Development, and Stewardship: This new Environmental Education Center will serve as a hub for education and workforce development. Leveraging the Arboretum's natural learning landscapes, the facility will prepare individuals for high-demand careers in natural resource management, environmental monitoring, and sustainable landscape design. With additional capacity, annual educational programming is expected to double, which in 2024 included 73 events benefiting 4,672 participants. Additionally, the Environmental Education Center will enhance collaborations with partners such as community colleges, universities, k-12 school districts, workforce boards, city and state planning officials, natural resource professionals, and nonprofit conservation organizations to deliver a range of programming from STEM camps to adult job training and industry certifications. Establishing the Center will also strengthen Mississippi's competitiveness for private and federal funding to support education and workforce development programs, including opportunities through USDA-NRCS, EPA Environmental Education grants, U.S. Fish and Wildlife Service conservation initiatives, opening new avenues for investment in local training and capacity-building. The Center will provide information and technology transfer on sustainable landscape practices that promote resilience, watershed protection, habitat restoration, flood mitigation, and stormwater management. These assets will be further enhanced through collaboration with Mississippi State University's research and academic programs.

The Crosby Arboretum was named the "first fully realized ecological garden in the U.S." by the American Society of Landscape Architects in 1991 and received The Garden Excellence Award from the American Public Garden Association in 2016. The creation of the Lower Pearl River Watershed Environmental Education Center leverages a unique platform for advancing student training, work force development, and land stewardship that offers an unparalleled opportunity for increasing sustainable landscape and management practices benefiting water quality of the Mississippi Sound. The true potential of the Crosby Arboretum will be unlocked with the addition of a Visitor and

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

**Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed
Environmental Education Center**

Environmental Education Center to the benefit of tourism expansion for Picayune and a larger Mississippi workforce trained in Coastal upland management and restoration resulting in improved water quality for the Mississippi Sound from its many watersheds.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

Project Timetable/Milestones	
Estimated Start Date:	07/01/2026
Estimated Completion Date:	12/31/2027
Milestones	
Schematic Design is expected to begin 1/1/2026, and is slated to complete 2/28/2026, in a timeline of 59 days (approximately 2 months). Design Development is expected to begin 3/1/2026 and complete 4/30/2026, in a timeline of 61 days (approximately 2 months). Construction Documentation is expected to begin 5/1/2026 and complete 6/30/2026, in a timeline of 61 days (approximately 2 months). Owner review of Construction Documentation is expected to begin 7/1/2026 and complete 7/14/2026, in a timeline of 14 days (2 weeks). Advertising the project for bids, reception of bids, and award of bids for the construction is expected to occur between 7/15/2026 and 8/31/2026, a timeline of 48 days (approximately 1.5 months). Construction is slated to begin 9/1/2026, and is expected to complete by 12/31/2027, a timeline of 487 days (approximately 16 months).	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

**Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed
Environmental Education Center**

Funding Section	
GCRF Funds Requested	\$8,800,000
Total Matching Funds	\$2,200,000
Overall Total Funds	\$11,000,000
Applied For Matching Sources	TBD
Secured Matching Sources	\$150,000 in funds are available in a Mississippi State University Foundation account for the Crosby Arboretum's planned Lower Pearl River Watershed Environmental Education Center.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The creation of the Lower Pearl River Watershed Environmental Education Center is a strategic investment designed to significantly enhance the region's ability to attract corporate retreats, professional conferences, and organizational gatherings. These events will drive weekday and off-season visitation, generating increased local spending on lodging, food services, and transportation, thereby providing a direct economic boost to nearby communities and small businesses. This project will improve the long-term competitiveness of the region and is expected to have a significant positive impact on the tax base, private sector job creation, and private sector investment. The conference space will accommodate gatherings of up to 150 people, making Picayune a destination for educational and workforce development events.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The project is expected to double annual educational programming, which included 73 events benefiting 4,672 participants in 2024, indicating a significant return on investment in terms of educational outreach and engagement. The addition of the education and event space will open the door to a broader, higher-value segment of the tourism market, attracting businesses, universities, and nonprofit organizations. This increased visitation and economic activity demonstrates the long-term economic benefits and growth potential of the region.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project demonstrates long-term financial sustainability by increasing annual educational programming, which is expected to double with the additional capacity. The Environmental Education Center's training classrooms and conference rooms will be used for teaching audiences of all ages through collaborations with various partners, ensuring ongoing utilization and programming. The increase in tourism and economic activity from corporate retreats and conferences will also contribute to sustained financial viability.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Establishing the Center will strengthen Mississippi's competitiveness for federal funding to support education and workforce development programs, including opportunities through USDA-NRCS, EPA Environmental Education grants, and U.S. Fish and Wildlife Service conservation initiatives. It opens new avenues for investment in local training and capacity-building, leveraging external funding sources beyond initial project funds. Collaborations with partners like Pearl River Community College, Mississippi State University Extension, and various government and non-profit organizations also indicate leveraging of resources.
5	Supported by multiple government or private sector entities	The project is supported by multiple government and private sector entities through planned collaborations. These include Pearl River Community College, Mississippi State University Extension, local K-12 school districts, workforce boards, city and state planning officials, natural resource professionals, and nonprofit conservation organizations. These partnerships indicate broad support for the Environmental Education Center's educational and workforce development goals.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The project involves developing a Visitor and Environmental Education Center at The Crosby Arboretum following the designs of E. Fay Jones, suggesting that initial design phases are already conceptualized. The description highlights the existing infrastructure of The Crosby Arboretum, which is a nationally renowned and award-winning public garden, indicating a stable host site for development. This foundational work and existing site suggest the project is well-positioned to move efficiently into design, engineering, and permitting.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The project significantly enhances the quality of life and business environment of the region by creating a new Environmental Education Center that will attract corporate retreats, professional conferences, and organizational gatherings that currently bypass the area. This will increase tourism and access to The Crosby Arboretum, located adjacent to the I-59 Mississippi Welcome Center. The addition of modern meeting amenities and vast experiential learning opportunities rooted in environmental stewardship will appeal to a wide range of businesses, universities, and nonprofit organizations. The center will also provide education and workforce development opportunities focusing on practical landscape management and coastal habitat restoration, improving the skills of local professionals.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The proposed Education Center will make Picayune a destination for educational and workforce development events, accommodating gatherings of up to 150 people and providing training on upland coastal management and natural resources restoration practices. This focus on high-demand careers in natural resource management, environmental monitoring, sustainable landscape design, and outdoor recreation can establish new high-growth industries in the region. By preparing individuals for these specific careers, the center expands the region's ability to attract and support industries related to environmental stewardship and sustainability.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The project leverages key regional assets by being hosted at The Crosby Arboretum, a nationally renowned public garden with a 64-acre native plant conservatory and trail system. It will also enhance these assets through collaboration with Mississippi State University's research and academic programs, including Landscape Architecture and Environmental Design, College of Forest Resources, and the Coastal Research and Extension Center. The Arboretum's proximity to several hotels and over 40 restaurants in Picayune also provides existing infrastructure to support events.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

10	Transformational for the future of the region but creates a wider regional impact	The development of the Lower Pearl River Watershed Environmental Education Center is transformational for the future of the region by significantly enhancing its ability to attract corporate retreats and professional conferences, thereby boosting the local economy. It will also provide education and workforce development opportunities for high-demand careers in natural resource management, benefiting a larger Mississippi workforce trained in coastal upland management. The center's focus on advancing research and stewardship in the Pearl River watershed and beyond creates a wider regional and potentially national impact.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The project enhances a targeted industry cluster by serving as a hub for education and workforce development in natural resource management, environmental monitoring, sustainable landscape design, and outdoor recreation. It aims to prepare individuals for high-demand careers within these fields, effectively creating a Center of Excellence unique to the region focusing on coastal habitat types and the Pearl River watershed.
13	Infrastructure project for business retention and development	The project, specifically the Environmental Education Center, can be considered an infrastructure project for business retention and development. By providing modern meeting amenities and experiential learning opportunities, it addresses a lack of appropriate facilities that currently cause corporate retreats and professional conferences to bypass the area. This new infrastructure aims to attract more businesses and organizations, thereby supporting local lodging, food services, and transportation businesses.
14	Enhances research and innovative technologies in the region	The development of the Lower Pearl River Watershed Environmental Education Center leverages the ecological assets of The Crosby Arboretum to provide a unique platform for advancing applied research and student training. The diverse plant community and new facility will offer an unparalleled living laboratory for field-based research and long-term ecological monitoring. Collaborations with Mississippi State University's research and academic programs will further enhance research and innovative technologies in the region.

Gulf Coast Restoration Fund Funding Request

Applicant: Mississippi State University Extension Service

Project Name: Driving Tourism, Workforce Development, and Stewardship: The Lower Pearl River Watershed Environmental Education Center

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The project provides outcome and return on investment measures through clear performance metrics, such as the expected doubling of annual educational programming. In 2024, the Arboretum hosted 73 events benefiting 4,672 participants, serving as a baseline for future growth. The project's success will also be measured by its ability to increase tourism, attract high-value events, and generate increased local spending on lodging, food services, and transportation, providing a direct economic boost.

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

Project Information

Project Year:	2026
Project Name:	Pine Island Revitalization
Project Location:	9604 Marsh Island Drive, Ocean Springs, MS 39564 The entrance to the project site is located on Beachview Drive in Ocean Springs, Mississippi, at approximately 30.371813 N , 88.759659 W. The site is surrounded by Davis Bayou, Simmons Bayou, and the Mississippi Sound, and consists of approximately 405 acres of wooded islands, salt marsh, tidal ponds, and tributaries with open waters of Davis and Simmons Bayous. Location maps are included as an attachment to this application.
County:	Jackson

Applicant

Name	Ocean Springs Islands RV Resort, LLC
Contact:	Adam D.
Address 1:	9604 Marsh Island Drive
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Mailing Address

Address 1:	9604 Marsh Island Drive
Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

Project Description/Overview

Ocean Springs Islands RV Resort, LLC (OSIRV) proposes a transformative public-private partnership to develop The Islands—a world-class, nature-based luxury RV destination and home to Mississippi’s first Eco-Tourism Center of Excellence & Research Village. This \$45 million investment reimagines the former Pine Island Golf Course into a sustainable, educational, and recreational hub delivering substantial public benefit, critical infrastructure improvements, and regional economic impact.

Spanning more than 400 acres of coastal marshlands, tidal ponds, and wooded islands, the project site lies in an ecologically rich corridor of Jackson County but suffers from severe infrastructure deficiencies. Much of the area’s water, sewer, and drainage infrastructure is 50+ years old—prone to chronic failures, environmental degradation, and inadequate fire protection. The GCRF-funded portion of the project will modernize 3.2 miles of water mains, 4.7 miles of wastewater gravity and force mains, and supplement Jackson County’s ongoing improvements to Beachview Drive—the sole access corridor to the site. Upgrades will reduce stormwater infiltration, eliminate backups, safeguard water quality in Davis and Simmons Bayous, and address roadway safety concerns and traffic congestion.

A fire protection backbone and hydrant network will be installed, extending fire service capacity to the Gulf Park Estates neighborhood, which is expected to improve fire ratings, lower insurance premiums, and enhance public safety for 2,000+ residents. These infrastructure improvements are foundational for both the project and the long-term resilience and livability of the surrounding community.

At its core, The Islands introduces a new model for how public-private investment can align environmental stewardship, tourism, and education. The resort will feature 514 sites designed for extended stays, with broadband access and resort-style amenities such as pools, a lazy river, clubhouse, splash pad, boat launch, marina, and water taxi service to downtown Ocean Springs – all built to extend visitor stays, attract digital nomads and outdoor enthusiasts, and drive sustained visitor spending regionally. The project is expected to create 40 new full-time jobs, generate 100,000+ annual visitors, and support 150+ indirect jobs in construction, hospitality, retail, and related sectors.

Yet the project goes beyond traditional tourism. Anchoring the development is the Mississippi Eco-Tourism Center of Excellence & Research Village—a first-of-its-kind coastal field station that will host rotating researchers, graduate students, and university partners from across the Gulf South. The village will house up to 20 visiting scientists, interns, or educators. Through partnerships with public universities and environmental nonprofits, the center will serve as a living lab—offering hands-on educational programs, public lectures, and immersive visitor experiences centered on marine ecology, sustainability, and Mississippi’s blue economy.

Guests might join a morning oyster harvest with local watermen, attend a marine biologist’s talk that evening, and explore restored marshlands guided by researchers the next day. These moments blur the line between recreation and education, allowing visitors to engage deeply with conservation science and coastal heritage. Researchers will also benefit from access to citizen science programs and visitor-assisted environmental sampling, creating a national model for public-engaged science.

The project will preserve large swaths of wetlands, incorporate nature trails and publicly accessible recreation areas, and be constructed to meet nationally recognized standards for low-impact design and sustainability. OSIRV is committed to long-term ecological health and intends to pursue certifications that position the project as a showcase for responsible coastal development.

Our vision is supported by letters from public officials and civic leaders. Formal partnerships with public agencies will

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

be established upon award, and OSIRV is prepared to collaborate with local governments to ensure integration into long-term infrastructure and planning frameworks. In doing so, The Islands transcends the traditional image of a private RV resort and becomes a resilience-enhancing, economy-driving, and educationally enriching anchor for Mississippi's Gulf Coast.

The project aligns with GCRF priorities including: creation of high-wage jobs; expanded tourism and environmental education; strategic infrastructure investment; improved public safety; enhanced community resilience; and long-term regional competitiveness. It also raises Mississippi's visibility as a national leader in sustainability-focused tourism and coastal innovation.

Through this project, GCRF can catalyze nearly \$38 million in private capital, deliver measurable public infrastructure upgrades, and establish a world class model for 21st-century coastal development.

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

Project Timetable/Milestones

Estimated Start Date:	01/01/2026
Estimated Completion Date:	12/31/2027
Milestones	
Land Acquisition – Completed – March - November 2023	
Design / Permitting – Underway – Anticipated Completion November 2025	
Construction Start – January 2026	
Construction Complete – December 2027	
Operations Begin – January 2028 (Phase 1)	

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

Funding Section	
GCRF Funds Requested	\$6,500,000
Total Matching Funds	\$37,894,000
Overall Total Funds	\$44,394,000
Applied For Matching Sources	The Owner has not applied for any other matching funds that will be available for project development and will rely on owner investment and institutional financing for all non-GCRF funding.
Secured Matching Sources	The project will utilize an estimated \$37,894,000 in combined owner investment and institutional financing for all non-GCRF funding.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	PHASE 1 (THIS GCRF FUNDING APPLICATION) will include the majority of the three islands and the resort entrance, entrance road, and other associated infrastructure. It will consist of approximately 240 RV sites, 20 resort-owned airstreams offering a glamping experience, and the Research Village for visiting student/researcher housing. The amenities will include a Clubhouse, adult pool, lazy river, splash pad, Banana Island Observation Lookout & Bar, piers, waterfront park & dockage, pickleball courts, boat launch, shower/bath/laundry, golf cart/bike/boat rental, and Water taxi service to downtown Ocean Springs. PHASE 2 will include the remainder of the development mostly on the eastern portion of the property nearer the entrance consisting of approximately 220 RV sites and 16 Treehouse glamping units (elevated waterfront cabins), a clubhouse, family pool, pickleball courts, pond access with pier, volleyball courts, and shower/bath/laundry.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	40
Total Full-Time Employment	40
Indirect Jobs Total	151

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The project will significantly boost long-term regional competitiveness by creating over 40 direct jobs, 150+ indirect jobs, and generating over 100,000 new annual visitors. It will increase tourism-driven revenues, expand the local tax base, and catalyze private-sector investment in eco-tourism, hospitality, and recreation—sectors with strong regional relevance. The integrated Eco-Tourism Center will attract visiting researchers and students, further diversifying the economic base. As a result, the project positions Ocean Springs and Jackson County as a hub for high-value, sustainability-oriented tourism and knowledge-based industry.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	A preliminary cost-benefit analysis shows strong ROI driven by visitor spending, job creation, and property tax gains. The resort's infrastructure upgrades—benefiting over 2,000 residents—combined with a steady stream of high-spending guests, digital nomads, and research personnel create long-term economic resilience. By replacing failing public infrastructure and enhancing community safety, the project delivers measurable returns for decades to come. Its dual private-public framework ensures continued reinvestment and value creation well beyond the initial buildout.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project has a diversified revenue model supported by extended-stay bookings, recreational amenities, marina services, and retail opportunities. Premium pricing, broadband-enabled workspaces, and high occupancy among RV travelers and remote workers provide stable income. Additionally, the Eco-Tourism Center supports programmatic funding through university partnerships. Key performance metrics include occupancy rates, tax revenue generated, and research activity. These indicators will be used to track ongoing performance, ensuring long-term financial sustainability and adaptive management.

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The project leverages nearly \$38 million in private capital, with matching funds provided through a combination of owner investment and institutional financing. While no other public funding sources have been secured to date, the project's design and outcomes are positioned to compete for federal, state, and philanthropic environmental and workforce development grants. Its emphasis on sustainable infrastructure, education, and ecological stewardship encourages multi-agency and multi-sector investment beyond GCRF resources.
5	Supported by multiple government or private sector entities	The project has received letters of support from public officials and has engaged local civic leaders, business stakeholders, and regional tourism advocates. While formal MOUs are pending award, the developer intends to enter partnerships with local government agencies for infrastructure coordination, emergency services, and environmental research collaboration. The project's private sector alliances include construction contractors, outdoor recreation companies, and potential university partners across Mississippi's public higher education system.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Design and permitting are already underway and scheduled for completion by late 2025. Construction is expected to begin in January 2026. With land acquisition complete, private financing secured, and engineering and environmental planning in progress, the project is shovel-ready. The development team has a strong track record of executing large-scale infrastructure and tourism projects efficiently and in compliance with all regulatory frameworks. Early-phase sitework has already begun under a phased development plan.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The project offers immediate and long-term quality-of-life enhancements through new recreational amenities, waterfront access, nature trails, and public education opportunities. The fire protection upgrades directly improve public safety for nearby residents. By attracting visitors and extending their stays, it fuels local business activity, enhances the regional hospitality sector, and contributes to a more vibrant, outdoor-oriented lifestyle for residents and tourists alike. The research village fosters environmental awareness and community learning.

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The project supports the emergence of eco-tourism as a high-growth industry in the Gulf Coast region, aligning tourism, conservation, and science. Its emphasis on sustainability, remote work amenities, and research engagement also positions the region to attract green-tech startups, mobile professionals, and outdoor-focused enterprises. As digital nomads seek destinations with broadband, natural beauty, and recreation, this project provides a competitive advantage in attracting new workforce demographics.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The project enhances and activates key regional assets including nearby universities, the Gulf Coast Research Lab, and Ocean Springs' coastal location. It increases usage of ports and transportation corridors by attracting boaters and mobile visitors, while water taxi service improves access to downtown Ocean Springs. The project's research component supports ongoing collaboration with higher education institutions, creating stronger integration between the academic community and the region's economy.
10	Transformational for the future of the region but creates a wider regional impact	This is a generational opportunity to redefine coastal tourism and environmental education. It transforms 400+ acres of underutilized land into a nationally significant eco-tourism destination, setting a new standard for sustainable development. Public infrastructure improvements extend benefits beyond the site, serving thousands of residents. The Eco-Tourism Center of Excellence has the potential to establish Ocean Springs as a regional leader in conservation tourism and applied coastal research, with lasting economic and cultural impact.
11	Enhances the marketability of existing industrial properties	While the project does not directly involve industrial properties, it indirectly improves the business climate and attractiveness of surrounding areas. Infrastructure upgrades, particularly roadway and utility improvements, enhance regional appeal for future development. The project's positive impact on quality of life, regional branding, and public services strengthens the overall marketability of nearby commercial and industrial zones.

Gulf Coast Restoration Fund Funding Request

Applicant: Ocean Springs Islands RV Resort, LLC

Project Name: Pine Island Revitalization

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Yes. The project establishes Mississippi's first Eco-Tourism Center of Excellence, focused on sustainable tourism, citizen science, and coastal resilience. This unique hub will attract researchers, interns, and students to Jackson County, catalyze program development in environmental fields, and provide immersive education for visitors. Through public-private collaboration, it becomes a platform for innovation, best practices, and economic activity around sustainability—a model replicable statewide and nationally.
13	Infrastructure project for business retention and development	The project delivers over 7 miles of upgraded public water and sewer infrastructure, a new fire protection backbone, and improved access roads. These upgrades serve both the project site and surrounding residential and commercial areas, lowering barriers to growth and reducing public service gaps. By modernizing critical infrastructure, the project creates the enabling conditions for new business development while supporting existing small businesses in tourism, food services, and outdoor recreation.
14	Enhances research and innovative technologies in the region	The Integrated Research Village and Eco-Tourism Center of Excellence will directly enhance regional research activity. The facility is designed to host rotating cohorts of graduate students, scientists, and educators. It promotes environmental monitoring, marine biology, aquaculture, and coastal resilience research in real-world conditions. Collaboration with university partners and the incorporation of visitor-led data collection advances innovation in public science, education, and adaptive management techniques.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The project will track a robust set of performance metrics including: number of visitors; job creation; local tax revenue generated; RV site occupancy rates; number of research residencies; and educational programming delivered. Infrastructure improvements will also be evaluated through service coverage expansion and fire rating changes. These KPIs will guide ongoing investment decisions and enable transparent evaluation of long-term return on public investment.

Gulf Coast Restoration Fund Funding Request

Applicant: Pat Harrison Waterway District

Project Name: Flint Creek Lakeside Restaurant

Project Information

Project Year:	2026
Project Name:	Flint Creek Lakeside Restaurant
Project Location:	Flint Creek Water Park 1216 Parkway Drive Wiggins, MS 39577
County:	Stone

Applicant

Name	Pat Harrison Waterway District
Contact:	Donovan S.
Address 1:	17 J M Tatum Industrial Drive, Suite 120
Address 2:	
City:	HATTIESBURG
State:	MS
Zip:	39401

Mailing Address

Address 1:	17 J M Tatum Industrial Drive, Suite 120
Address 2:	
City:	HATTIESBURG
State:	MS
Zip:	39401

Gulf Coast Restoration Fund Funding Request

Applicant: Pat Harrison Waterway District

Project Name: Flint Creek Lakeside Restaurant

Project Description/Overview

The Pat Harrison Waterway District (PHWD) is working with a private restaurant operator/developer (Nicaud Restaurants Group) to establish a Lakeside Restaurant at the Flint Creek Water Park. The proposed site is located along the east side of the lake near the park beach and within the City of Wiggins. This site provides easy access for campers, boaters, beach visitors, and other users of the park and the general public. With no nearby waterfront restaurant options and the need for more dining options, the restaurant will attract customers from throughout Stone, Perry, Forrest, George, and Pearl River Counties that are within 25 miles of the site. The proposed site would be more accessible for these residents than the Coast or Hattiesburg.

The restaurant will be a significant project for the PHWD and the City of Wiggins. The approximate 5,000 square-foot restaurant will include an additional 5,000 square feet of covered, outdoor dining area. It will include a pier and docking slips to allow users of the lake to access to the restaurant by boat. This can improve the recreational component of the Park, and it can increase duration and frequency of visits by guests. While many from the area may be familiar with Flint Creek Water Park and the PHWD, they may have never visited the site. The construction and operation of a restaurant will encourage more 'first-time' visits to the Park. Once these visitors become more familiar with the Park, they are more likely to return.

At its June 2025, PHWD Meeting of the Board of Directors, a motion was adopted authorizing an application to the GCRF program to assist with the construction of the Lakeside Restaurant. It was stipulated that matching funds would be provided by the private developer. The developer understands this requirement and is committed to providing the required funds. In partnering with the developer, it is expected that MDA will contract with Nicaud Restaurants Group.

The proposed restaurant will provide benefits to multiple public and quasi-public entities. These impacts will be very noticeable because at present no revenues can be attributed to the proposed 3 acre site. The PHWD anticipates increased park admissions, annual passes, and lease payments associated with the restaurant. With the dock side dining option and 'boat in service', there will be increased usage of the lake. The lease will require ad valorem taxes to be paid the City, County, and School District by the private entity. The restaurant will generate sales taxes and the additional hospitality tax on food and beverage sales which will benefit the City of Wiggins and the Stone County Economic Development Partnership, respectively.

Flint Creek Water Park is one of the nine parks of the PHWD. It is comprised of 1900 total acres and features a 650-acre lake with 13 miles of shoreline. The lake is stocked for fishing, but the lake is also used for boating, water skiing and swimming. The Flint Creek Water Park includes 152 fully developed camping spurs, 34 vacation cabins, and 12 camp houses. The Park also includes a water slide, swimming pool and related amenities at Splash of Fun Water Park. The proposed restaurant will enhance the overall quality of the Park by providing additional accommodations for guests and those within the area.

Flint Creek Water Park is the most active or most visited resource within the PHWD. According to the 2023 PEER Report, approximately one-half of the \$2.8 million in park revenues of the PHWD was generated by the Flint Creek Water Park. This proposed public-private partnership will enhance Flint Creek and encourage improvements and investments in other parks of the PHWD.

Gulf Coast Restoration Fund Funding Request

Applicant: Pat Harrison Waterway District

Project Name: Flint Creek Lakeside Restaurant

Project Timetable/Milestones

Estimated Start Date:	12/01/2026
Estimated Completion Date:	05/31/2028
Milestones	
Contracting with MDA for GCRF Funds December 2026	
Enter into Lease Agreement between PHWD and Restaurant February 2027	
Engineering, Surveying, and Environmental-Initiate Process February 2027	
Preliminary Architectural Design-Initiate Process March 2027	
Engineering for Extension of Water/Sewer Services-Initiate Process April 2027	
Finalize Architectural Design June 2027	
Construction Start (Target to start after Labor Day)	
Infrastructure	September 2027
Restaurant	September 2027
End of Construction/Certificate of Occupancy	
Infrastructure	December 2028
Restaurant	May 2028

Gulf Coast Restoration Fund Funding Request

Applicant: Pat Harrison Waterway District

Project Name: Flint Creek Lakeside Restaurant

Funding Section	
GCRF Funds Requested	\$2,472,000
Total Matching Funds	\$618,000
Overall Total Funds	\$3,090,000
Applied For Matching Sources	No other funding has been requested for the project.
Secured Matching Sources	Matching funds will be provided by the private restaurant developer and as a co-applicant the developer intends to contract directly with MDA. The developer has the access to available funding through various financial institutions. The developer intends to use private funds toward the construction of the restaurant and infrastructure and request reimbursement from the PHWD of awarded funds. The matching funds associated with the project will be provided by the developer.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Pat Harrison Waterway District

Project Name: Flint Creek Lakeside Restaurant

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	35
Increase in Full-Time Employ From Proj	70
Total Full-Time Employment	105
Indirect Jobs Total	30

Gulf Coast Restoration Fund Funding Request

Applicant: Pat Harrison Waterway District

Project Name: Flint Creek Lakeside Restaurant

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Flint Creek is a tremendous asset to the Wiggins area, and the City benefits from the visitors of the park. The proposed restaurant will enhance the park and provide additional tax revenues to the City of Wiggins, Stone County, and the Economic Development Partnership. The proposed venture of the PHWD with Flint Creek can improve the financial stability of the District. This park includes private investment by the developer.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The project will include the improvement of land that is currently not be utilized. The Park has growth potential. The proposed restaurant will provide measurable outcomes such as increased visits and revenues. The lakeside restaurant will provide additional reasons to visit the park especially in non-peak seasons.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The project will include the improvement of land that is currently not be utilized. The restaurant will provide additional revenues to PHWD through a lease agreement and the Park has growth potential. The proposed restaurant will provide measurable outcomes such as increased visits and revenues. The lakeside restaurant will provide additional reasons to visit the park especially in non-peak seasons.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The proposed project includes leveraging of resources by the private sector and Pat Harrison Waterway District. The private developer intends provide the required matching funds for the project. This will include a minimum investment, if funded as requested, of \$616,000. Additionally, the developer intends to pay the costs associated with the construction of the restaurant and necessary improvements to be reimbursed through the GCRF program. While the site will be leased to the developer, the land represents a significant investment as well. Infrastructure improvements to the site will be necessary for the restaurant. This will include the extension of water and wastewater services. Some local participation through Tax Increment Financing (TIF) is anticipated through the City of Wiggins and/or Stone County, but process has not be initiated at the time of application.

Gulf Coast Restoration Fund Funding Request

Applicant: Pat Harrison Waterway District

Project Name: Flint Creek Lakeside Restaurant

5	Supported by multiple government or private sector entities	The project is supported by the City of Wiggins, the Stone County Board of Supervisors, and the Stone County Economic Development Partnership. The Pat Harrison Waterway District supports the project. Resolutions were adopted by the Pat Harrison Waterway District, City of Wiggins and Stone County Board of Supervisors to demonstrate this support.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The property is intended to be leased to the private developer with funds provided to the developer through Pat Harrison Waterway District for construction of the proposed Lakeside Restaurant. This will allow the developer to take responsibility of designing and constructing the restaurant. It is anticipated that the developer will design, bid, and oversee construction of the project. All costs associated with the project will be initially paid by the restaurant developer with eligible costs being reimbursed. This will be more efficient than Pat Harrison Waterway District directing the design and construction. It is expected that construction can begin in the fall of 2026 and completed by the Spring of 2027 to compliment the summer activities.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	A primary function of the project is the enhancement of quality of life and business environment of the region. The Lakeside Restaurant is expected to increase the enjoyment and use of Flint Creek Water Park. It is anticipated that this could evolve into additional agreements for hotels or similar short-term accommodations. There appear to be a number of possibilities to enhance the Flint Creek Water Park through this and future public-private partnerships.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Relocation and job growth of larger industries is often tied to quality of life characteristics. Enhancing one of Stone County's and The City of Wiggins' primary recreational amenity would enhance the areas marketability. Dining, recreation, and entertainment are large factors related to quality of life that can make the area more attractive to industries.

Gulf Coast Restoration Fund Funding Request

Applicant: Pat Harrison Waterway District

Project Name: Flint Creek Lakeside Restaurant

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Flint Creek Water Park is a key regional asset for the area. In recent years, Flint Creek has become the largest generator of revenues for the Pat Harrison Waterway District. In the last five years, Flint Creek has been responsible for approximately one-half of the revenues generated from user fees. During this same time frame some counties have withdrawn membership or participation from the District. The proposed Lakeside Restaurant represents a public-private partnership that could enhance the financial position of the district, and this or similar ventures could be expanded to other parks within the District or at Flint Creek.
10	Transformational for the future of the region but creates a wider regional impact	At present, Flint Creek Water Park attracts the bulk of visitors for the Pat Harrison Waterway District. At present, there are 12 member counties that provide a large portion of the operating budget for the District. In recent years, some of the larger counties have withdrawn support and membership. These visitations peak during the summer months and decrease during the fall and winter months. Increasing users of the parks within the District with agreements similar to the Lakeside Restaurant could generate more revenues for the District and decrease reliance on county contributions.
13	Infrastructure project for business retention and development	A component of the project includes the extension of wastewater and water infrastructure to the site. At present, there is no wastewater collection at Flint Creek, and buildings are served by individual septic tanks. The proposed restaurant will include the likely construction of a lift station with a combination of gravity lines and a force main to service the building. This will be sized to accommodate additional buildings and future expansions. At present, adequate public infrastructure does not exist on the west side of the lake. The extension of the water and wastewater lines at this location could permit expansion of facilities on the west side of the lake.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	A primary component of this project is the financial stability of the Pat Harrison Waterway District. The return on investment can be measured by increased park revenues and visitors.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

Project Information

Project Year:	2026
Project Name:	Pearl River County Industrial Park Speculative Building
Project Location:	Pearl River County Industrial Park, Poplarville, MS
County:	Pearl River

Applicant

Name	Pearl River County Board of Supervisors
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Address 2:	
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Zip:	39466

Mailing Address

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State:	MS
Zip:	39470

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

Project Description/Overview

Pearl River County is strategically located on the Mississippi Gulf Coast with Interstate 59 positioned diagonally from the southwest border of the county to the northeastern tip. The fourth largest county by land area in the state and the largest on the Mississippi Gulf Coast with 811.32 miles, Pearl River County is home to an estimated 59,030 residents (July, 2024 Census). The County most recently grew by 1.3%, approximately 756 people, which is the second highest percentage growth of the six Coastal counties and tied for third among the other counties in the state (see attached MDES maps).

With a mean travel time to work that is higher than the other counties on the Mississippi Gulf Coast region, state and United States, residents of the County travel 35.9 minutes to work (previously 35.1). According MDES, 11,190 workers live and work within the County whereas 11,240 Pearl River County residents travel outside of the County for work, the only other county where there are more residents traveling outside of their home county for work is George County. In addition to the aforementioned data, Pearl River County has a median household income of \$56,535.00, a persons in poverty rate of 18.9% (1.3%^) and a civilian labor force percentage of 55% (.5%^). In order for Pearl River County to become more economically competitive, the County has shifted to a proactive approach for the recruitment and expansion of new industry with the submission of the Speculative Building Project for consideration of funding.

The Project would provide funding for an expandable speculative building to be built in the new industrial park along I-59 in Poplarville. Current plans for the building include an expandable 100,000 square foot building that may be expandable up to 400,000 square feet. The County is also working with other partners and multiple funding streams on this project and is prepared to scale the project back, if needed, to a phased or smaller speculative building to accommodate legislative funding constraints. The County's proactive approach to industrial development will save a future industry time and money by having a readily available and expandable building for them to locate, making the park a more desirable site to locate.

When examining the industry data of Pearl River County on a two-digit NAICS level, the top four industry sectors and associated employment levels and average annual wages include the following (as of 2024Q4, with the changes from the previous year indicated in ()):

- Retail Trade: employs 2,488 (+117), average annual wage \$31,088.88 (-\$211.00)
- Health Care and Social Assistance: employs 1,904 (+96), average annual wage \$43,291.00 (-\$328.00)
- Educational Services: employs 1,841 (-25), average annual wage \$40,955.00 (-\$27.00)
- Accommodation and Food Services: employs 1,499 (-3), average annual wage \$16,763.00 (+\$154.00)

Manufacturing is the seventh largest industry sector (by employee count) in Pearl River County with an average annual wage of \$52,928.00 (+\$1,686.00), the second highest of the top ten industry sectors, trailing slightly behind transportation and warehousing at \$53,402.00 (-\$3,562.00). The Mississippi Department of Employment Security (MDES) reported that as of 2023 the monthly manufacturing employment totaled 678 (+6) representing 5.9% of the total employment for Pearl River County. MDES also reports that the average annual wage for Pearl River County (as of 2023) was \$39,834.00 (+\$726.00), significantly lower than the state's average at \$49,135.00 (+\$1,705.00) with the state's average annual wage experiencing almost twice the growth of Pearl River County's at 3.59% and 1.86% respectively.

Attached to this application is the 10-Year Strategic Plan for the County produced by TIP Strategies in October 2020. The strategic plan outlined priority investments and strategies that represent the most promising investments for the County's economic competitiveness. The first priority identified was site development to ensure the availability of

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

sites to drive investment and support job growth in the County. The plan states that the availability of affordable and developable land and facilities remains a significant advantage for the County. Additionally, the County recently completed a master plan for the industrial park, attached. The master plan includes renderings demonstrating the potential speculative building, best practices in approaching wetlands mitigation and recommended lot sizes for the parcels throughout the property.

The Pearl River County Industrial Park Speculative Building Project represents a significant need and opportunity to change the trajectory of the County's employment base and enhance the County's economic competitiveness in attracting new industry to the region. The Pearl River County Board of Supervisors appreciates your consideration of the speculative building project for GCRF funding.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

Project Timetable/Milestones

Estimated Start Date:	07/01/2026
Estimated Completion Date:	07/30/2027
Milestones	
Pearl River County Industrial Park Speculative Building Project Timeline	
Grant Award July 1, 2026 - July 7, 2026	
Design Engineering Phase July 8, 2026 - September 30, 2026	
Environmental Permitting August 1, 2026 - September 30, 2026	
Construction Bid & Award Phase October 1, 2026 - November 15, 2026	
Construction Phase November 15, 2026 - June 30, 2027	
Project Closeout July 1, 2027 - July 30, 2027	
Start Date – 07/01/2026	
End Date – 07/30/2027	
In the attached documents is a preliminary project schedule from Dungan Engineering for the Pearl River County Industrial Park Speculative Building Project.	

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

Funding Section	
GCRF Funds Requested	\$8,000,000
Total Matching Funds	\$2,000,000
Overall Total Funds	\$10,000,000
Applied For Matching Sources	Match funding is provided by the Pearl River County's General Fund. A resolution from the County committing the 20% matching funds of the GCRF funding request and matching funds documentation dated July 7, 2025, may be found in the attachments to this application. The estimate provided for this project is for a 100,000 sq. ft. expandable speculative building. If this project is partially funded by the legislature, there is an opportunity to modify the project scope in order to accommodate legislative funding restraints for the project.
Secured Matching Sources	Match funding is provided by the Pearl River County's General Fund. A resolution from the County committing the 20% matching funds of the GCRF funding request and matching funds documentation dated July 7, 2025, may be found in the attachments to this application.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	1
Which Phase Is This	1
Description of all phases	The Pearl River County Industrial Park Speculative Building Project is currently a one phase project. The Project would provide funding for an expandable speculative building to be built in the new Pearl River County Industrial Park along I-59 in Poplarville. Current plans for the speculative building include an expandable 100,000 square foot building that may be expandable up to 400,000 square feet. The County is also working with other partners and multiple funding streams to fund this project. The site is zoned for industrial use and once the new speculative building has been constructed and site improvements have been completed the site will be ready for recruitment. Future phases of this project may include the construction of additional industrial buildings, further infrastructure development and the potential to purchase additional industrial property. The numerous potential jobs created at the industrial park will prove to be an economic jolt for the region.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	75

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The proposed project will significantly impact the long-term competitiveness of the region. This project will dramatically increase the manufacturing employment of the region, which employs 678 County residents (MDES, 2023) while more recent data from JobsEQ/Bureau of Labor Statistics indicates a manufacturing employment of 744 for Pearl River County as of 2024Q4. The steady increase reflected in the data indicates the County's economic development efforts have been successful thus far in recruiting and retaining manufacturing-related jobs. The support and development in manufacturing employment will have a continued, positive impact on the tax base for the County. Private sector job creation and investment in the region will continue to see substantial growth in the region because of this project. This project will provide the County with the necessary resources to become more economically competitive with the construction of an expandable speculative building.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The project will have long-term economic benefits and growth potential for the region by increasing the economic competitiveness of the County by developing publicly-owned, industrial property to recruit industry to the region. The long-term economic benefits can be seen through the increase in the regional tax base and the average annual wage compared to other sectors. The current average annual wage for manufacturing industry in the County is \$52,928 (+\$1,686) with the average annual wage across all industries being \$39,011 (+\$680). Manufacturing jobs in the County pay approximately 35.67% (1.99% [^]) more than the average across all industries, when compared to the largest industry by employee count (retail trade) that percentage increases to 70.25% (6.53% [^]). The recently purchased Industrial Park will significantly enhance the tax base of the County and region as the park begins to recruit new industry to the area with the speculative building expediting new industry.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The most significant performance metric that demonstrates the success of the speculative building project are the future industries that will invest at the industrial park and locate in the facility while creating new manufacturing jobs. With the potential for a Pearl River County resident to increase their average annual wage by 35.67-70.25% is a momentous opportunity to change the future trajectory of the entire County. With the approval of this GCRF funding request, Pearl River County will construct an expandable speculative building for potential new industry. Current plans are for a 100,000 sq. ft. expandable spec. building but these plans can be modified if needed based on legislative funding. This project will save new industry time and money with the construction of the speculative building proposed with this project. Following the project's completion, the County will then heavily market the new speculative building for new industry to locate.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The project will initially be supported by the GCRF funding request and the committed match from Pearl River County; however, there is a significant opportunity to incorporate other funding sources from the private sector, federal funding, and other local partners once the Pearl River County Industrial Park Speculative Building project is notified of legislative funding approval. Previously, Pearl River County has applied to and been successful in securing Propels Grant Funding from Mississippi Power Company for other Pearl River County Industrial Park projects in addition to funding from the Mississippi Development Authority's Site Development Grant Program. There are numerous funding opportunities that can be incorporated to assist with further development at the Pearl River County Industrial Park that are dependent on private investment and job creation.
5	Supported by multiple government or private sector entities	The Pearl River County Industrial Park Speculative Building Project is supported by multiple government and/or private sector entities with letters of support attached to this application from legislators, Pearl River Community College, Mississippi Enterprise for Technology, Southern Mississippi Planning and Development District, Mississippi Economic Development Council, Mississippi Power Company, Coast Electric, Pearl River County Board of Supervisors, Pearl River County Economic Development District, Picayune Main Street, Greater Picayune Area Chamber of Commerce and other regional partners.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Pearl River County Industrial Park Speculative Building Project will move efficiently through the completion of the project with major milestones including the grant award, design engineering phase, environmental permitting, construction bid and award phase, construction phase and project closeout of the GCRF Grant. The County already owns the property where the project is located. Once the project is awarded, the County will move quickly through to construction and estimates to have the project closed out by June-July 2027. Once the building has been constructed, the County will work with our regional partners to market the property to include it on MDA's Zoom Prospector, other marketing sites and to update regional partners and all project managers of its availability.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The quality of life of the region will be impacted through the growth of high paying, manufacturing-related jobs because of this project. At 35.9 minutes (.8^), residents are traveling farther than the mean travel time of the other counties in the region, state and nation. Increasing the manufacturing employment for the County which currently employs at 678 (MDES 2023) and more recent data through BLS reporting the sector employing 744 as of 2024Q4, indicating the drastic difference the County is making with their proactive approach to economic development and industrial recruitment. Additionally, the project will enhance the quality of place through the impact to the local tax base and to the quality of life of local residents by providing opportunities for local, high paying jobs, reducing the median drive time to work and increasing the amount of personal time spent with their families and loved ones.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Project will significantly enhance the region's ability to establish new high-growth industries in the area. With its prime location adjacent to I-59 and near the I-10 corridor, Pearl River County is strategically positioned to recruit high paying jobs in the warehousing, distribution, logistics and other manufacturing sectors. The recently purchased Pearl River County Industrial Park is located on Highway 26 and is adjacent to I-59, making it a highly desirable location for new industry to locate. The roadway construction and site improvements that are in development at the industrial park will also save future industry who locate at the industrial park a significant amount of time and money in addition to the proposed speculative building, making the County more economically competitive. Additionally, this Project will expand our region's ability to attract new industry and create high paying, manufacturing-related jobs with the construction of the speculative building.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	An industrial park is a significant regional asset that can positively impact the communities in the surrounding region with the location of manufacturing industries. The Pearl River County Industrial Park Speculative Building Project will provide funding for the construction of an expandable speculative building for an industry in the warehousing, distribution, manufacturing or logistics to locate. There is currently a severe shortage of buildings suitable for industrial recruitment. The proposed project is within close proximity to a regional airport that is in the process of completing an Airport Advancement Plan that may outline additional synergistic opportunities with the industrial park and other nearby assets. The Pearl River County Industrial Park Speculative Building Project will further enhance a future regional asset that will prove to be beneficial for the entire region.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

10	Transformational for the future of the region but creates a wider regional impact	The transformational nature of the proposed project will be the creation of future project opportunities for manufacturing and industrial development. The recently purchased Pearl River County Industrial Park is located on Highway 26 and adjacent to I-59, making it a highly desirable location for future industry to locate. The current average annual wage for manufacturing industry in Pearl River County is \$52,928 (+\$1,686) with the average annual wage across all industries being \$39,011 (+\$680). Manufacturing jobs in Pearl River County pay approximately 35.67% more than the average across all industries, when compared to the largest industry by employee count (retail trade) that percentage increases to 70.25%. The future manufacturing jobs created and increases in the tax base from private investment demonstrate how transformational this project is for the future of the region.
11	Enhances the marketability of existing industrial properties	The Pearl River County Industrial Park Speculative Building Project will enhance the marketability of the recently purchased industrial park through the construction of an expandable 100,000 sq. ft. speculative building with current plans that allows the building to expand up to 400,000 sq. ft. The County is also working with other partners and multiple funding streams on this project and its scalability. The County's proactive approach to industrial development will save a future industry time and money by having a readily available and expandable building for them to locate, making the Pearl River County Industrial Park a more desirable site to locate. Located on Highway 26 and adjacent to I-59 the Pearl River County Industrial Park will be a significant economic development asset to the entire region.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	With the incredible volume of developable property near the transportation corridor of I-59 and I-10 along the Mississippi Gulf Coast and I-12 next door, Pearl River County is uniquely positioned for future development in the targeted industry clusters of distribution, polymers and light manufacturing. The strategic plan attached to this application references aerospace, the blue economy and healthcare as additional targeted industry sectors for recruitment. The recently purchased industrial park is located on Highway 26 and is adjacent to I-59, making it a desirable location for the County's targeted sectors. Additionally, the recently completed master plan also highlights the highest and best uses of the industrial park, best practices for wetlands mitigation and recommended lot sizes. The Speculative Building Project provides a significant opportunity to recruit industries related to distribution, polymers, light manufacturing and other opportunities for the region.
13	Infrastructure project for business retention and development	The project will support business retention and development through the construction of an expandable speculative building where a new business/industry can locate for future development. The recently purchased Pearl River County Industrial Park located on Highway 26 and adjacent to I-59 will significantly enhance the future development of new business in the region. There has already been heightened interest in the recently purchased industrial park from existing and new industry in addition to numerous MDA-led projects. The project will fund the construction of an expandable 100,000 sq. ft. speculative building with current plans based on funding availability. The Pearl River County Industrial Park Speculative Building Project is a construction project that will significantly benefit business retention and development for the future of the entire region.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Industrial Park Speculative Building

14	Enhances research and innovative technologies in the region	The Pearl River County Industrial Park Speculative Building Project represents a significant opportunity to enhance future efforts with research and innovative technologies in the region through the private investment and new jobs that will be created as a direct result of the project with new industry that will locate in and around the newly constructed speculative building. The new industries that will locate in the community because of the recently purchased Pearl River County Industrial Park will bring the potential for additional research and new technology to the region. There will also be additional opportunities to partner with other industry and research institutions in the vicinity of the chosen site to further promote industrial recruitment and aid in economic development efforts. The project will have rippling impacts that will enhance research efforts and innovative technologies for future generations.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The most significant outcome and return on investment for the proposed project will be the private investment and jobs created at the industrial park as a direct result of funding from GCRF. With the extreme shortage of developable, publicly-owned industrial property and industrial buildings, this project will significantly impact the communities in the surrounding region through the creation of manufacturing jobs, which pay approximately 35.67% more than average annual wage in the County and 70.25% more than retail, the largest sector by employment in Pearl River County. The growth in manufacturing jobs that is demonstrated through the publicly available data at MDES, 678 as of 2023, and BLS, 744 as of 2024Q4, shows Pearl River County is heading in the right direction and the County's commitment to manufacturing growth. The proposed speculative building project will have long-lasting, positive, economic impacts for the County and surrounding Mississippi Gulf Coast region.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

Project Information

Project Year:	2026
Project Name:	Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1
Project Location:	810 US-11, Poplarville, MS 39470
County:	Pearl River

Applicant

Name	Pearl River County Board of Supervisors
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Mailing Address

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Zip:	39470

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

Project Description/Overview

The 10-year Strategic Plan for Pearl River County completed in October of 2020 (found in the attachments of this application) identified quality of place as a pillar of focus to improve the economic position of the County and create a common vision for the future. The Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase I Project will improve the quality of place for the entire region with the construction of the proposed project providing the region with a new facility that can both host larger gatherings and serve as a staging area and provide support in times of disaster.

Located at the intersection of Highways 26 and 11 near Pearl River Community College, the project site abuts Pearl River County's Fairgrounds that host the Thunder in the Pearl and other outdoor events throughout the year. With the first phase consisting of the enhanced EOC and convention center, further phases of this development will include a multipurpose center/arena; however, phase one of this project will be able to operate independently until funding for phase two has been accumulated.

Currently \$3.9M has been appropriated for the first phase of the project, with the estimated total to complete this phase at \$16,916,034.08. The total grant request submitted to GCRF for funding is \$5,466,034.08 (32.31 % of phase 1) with the County committing \$2M in match (11.82% of GCRF request). Additionally, the County has requested \$4M in funding through a federal directed spending request. If awarded, this project will complete all necessary funding for phase one of the project.

In preparation for this project, Pearl River County contracted with a firm, HVS, to produce a feasibility study (attached) on both phases of this project. The types of events that will be held at the convention center will include: conferences, fairs, assemblies, banquets, meetings and community events. It is estimated that at opening there will be 129 annual events with 171 annual events occurring at the convention center once stabilized. The estimated attendance at the convention center will range from 23,000 to 30,900 once stabilized.

Attached to this application is the Pearl River County Readiness and Risk Assessment profile produced by the American Red Cross that examines capacity, social vulnerability, risk, disaster response and disaster scalability. Of note, is the deficit of shelter capacity, -219,214, meaning additional shelter space is needed to accommodate 220 County residents alone. This figure translates to ~21,921.40 (110 sq. ft./person) at minimum to meet this deficit need. The ideal capacity for natural disaster response in order to accommodate others evacuation from other MS counties and Louisiana would be an additional 25-50% of space, equating 205.25-410.5 people. The total cot space needed for the ideal capacity at 100 sq. ft./cot would equate to an additional 20,525-41,050 (plus the 22,000 sq. ft. needed to meet the current deficit for County residents). In total, the 42,525-63,050 sq. ft. of space is needed to ideally respond to a natural disaster, which is met with the first phase of the project.

The need for this project is even greater with the uncertainty of federal assistance following a natural disaster with a further reliance placed on states and local governments being tasked with more financial responsibility when responding to and building back following a natural disaster event. Additionally, this project will have rippling and long-lasting impacts on the future tourism of Pearl River County and beyond. Moreover, there is an opportunity to remediate an identified weakness which is the lack of amenities for young adults and families. The County also believes that other developments, including hotels and other commercial retail, will locate in the area as a result of this project providing a significant boost to the local tax base.

HVS estimates there will be 20,300-day trips and 2,700 overnight visitors to the convention center. With a net daily

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

spending for overnight visitors at \$223.53, the total spending as a direct result for overnight visitors is \$603,531. The daytrip visitor spending is more significant due to the lack of hotels at this time in the surrounding area with an estimated 20,300 daytrip visitors having a net daily spending of \$76.78 resulting in a total spending of \$1,558,634.00.

Pearl River County has historically been a desired location to raise a family along the Mississippi Gulf Coast. Quality place making is critical to the future of Pearl River County. Strategic investments like the proposed project will ensure the future trajectory of the County and significantly impact its economic competitiveness and enhance the disaster response capabilities of the region. Pearl River County appreciates your consideration of the Pearl River County Multipurpose and Emergency Operations Center Phase I Project for GCRF funding.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

Project Timetable/Milestones

Estimated Start Date:	07/01/2026
Estimated Completion Date:	10/01/2028
Milestones	
The Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase I Project has an estimated start date of July 1, 2026, with an ending data of October 1, 2028, where Pearl River County will begin to occupy the Enhanced Emergency Operations Center and Convention Center after the construction of phase one. For a detailed timeline, please see below. Design: July 1, 2026 - December 31, 2026 Advertise and Bid: January 1, 2027 - February 15, 2027 Contractor Bid Award: February 16, 2027 - March 1, 2027 Construction Time: March 1, 2027 - August 31, 2028 Punchlist: September 1, 2028 - September 30, 2028 Owner Occupy: October 1, 2028	

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

Funding Section	
GCRF Funds Requested	\$5,466,034
Total Matching Funds	\$11,450,000
Overall Total Funds	\$16,916,034
Applied For Matching Sources	The total project funding for the proposed project includes: GCRF Funds Requested: \$5,466,034.00 Pearl River County GCRF Match: \$2,000,000.00 Federal Directed Spending Request: \$4,000,000.00 Mississippi Legislative Funding Request: \$1,500,000.00 Other Federal Funding Request: \$50,000.00 (Equipment) Obligated Federal: \$2,900,000.00 Committed Local Match to Federal Obligation: \$500,000.00 Obligated State Legislative Funding: \$500,000.00 Grand total: \$16,916,034.00 GCRF match funding will be provided through the County's General Fund and the above referenced sources as requested. A resolution from the County dated Monday, July 7, 2025, committing the matching funds and matching funds documentation may be found in the attachments to this application. Attached to this application is a detailed cost estimate showing the full cost (including contingency and other items) of the first and second phase of this project that was updated May 2025.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

Secured Matching Sources	The total project funding for the proposed project includes: GCRF Funds Requested: \$5,466,034.00 Pearl River County GCRF Match: \$2,000,000.00 Federal Directed Spending Request: \$4,000,000.00 Mississippi Legislative Funding Request: \$1,500,000.00 Other Federal Funding Request: \$50,000.00 (Equipment) Obligated Federal: \$2,900,000.00 Committed Local Match to Federal Obligation: \$500,000.00 Obligated State Legislative Funding: \$500,000.00 Grand total: \$16,916,034.00 GCRF match funding will be provided through the County's General Fund and the above referenced sources as requested. A resolution from the County dated Monday, July 7, 2025, committing the matching funds and matching funds documentation may be found in the attachments to this application. Attached to this application is a detailed cost estimate showing the full cost (including contingency and other items) of the first and second phase of this project that was updated May 2025.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	1
Description of all phases	Phase one of the Project will consist of the construction of the Convention and Enhanced Emergency Operations Center (EOC). The location of this project is already owned by the County. Preliminary engineering and design of this project has been completed. The County has completed a feasibility study for both phases of the project. Phase one includes the construction of the Enhanced EOC and Convention Center with phase two consisting solely of the Multipurpose Center/Arena. Phase one of this project will operate independently of phase two. The County expects to hire four people as a direct result of this project once construction has been completed, with a total estimated salary and benefits of \$301,880.00. HVS estimates that with both phases of the project, there will be 85 direct jobs, 15 indirect jobs and 5 induced jobs. The total estimated jobs supported by both phases of the Multipurpose and Enhanced Emergency Operations Center Project is 105 jobs (in a stabilized year).
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	4
Total Full-Time Employment	4
Indirect Jobs Total	225

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	HVS used the IMPLAN model to calculate both the annual economic impact estimates and employment impact in a stabilized year of development for both phases of the project (section 7). HVS estimates the following annual economic impacts for both phases of development: net direct economic impact will be \$6,218,400.00; indirect economic impact of \$1,737,100.00; and induced economic impact of \$647,400.00; for a total annual economic impact of \$8,603,000.00 generated by the proposed Multipurpose and Enhanced EOC (both phases). Additionally, the employment impact of a stabilized year of development will be 85 direct jobs, 15 indirect jobs and 5 induced jobs for a total of 105 full-time equivalent jobs that will have an annual employment impact because of this project. The fiscal impacts of the project to Pearl River County are expected to generate annual \$69,500.00 in sales and use tax and \$79,800.00 annual in property tax increases for a total of \$149,300.00 annually.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	HVS estimates that this phase of the project will initially host 129 events at opening and 171 once stabilized. The annual attendance is estimated to be 23,000-30,900 between opening and stabilization. HVS estimates there will be 20,300 day trips and 2,700 overnight visitors to the convention center. With a net daily spending for overnight visitors at \$223.53, the total spending as a direct result for overnight visitors is \$603,531. The daytrip visitor spending is more significant due to the lack of hotels at this time in the area with an estimated 20,300 daytrip visitors having a net daily spending of \$76.78 resulting in a total spending of \$1,558,634.00. With Retail Trade being the largest industry sector with 2,371 employees in the County and accommodation and food services employing 1,502, this project will significantly impact a large employee base in our community. The attached feasibility study includes further ROI details and other revenues/expenses to be expected.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	HVS estimates that the convention center will have an annual demand of 129 varying events at opening and 171 varying events at stabilization. These varying events include: conferences (5-10), fairs (4-6), assemblies (15-20), banquets (35-40), meetings (30-50) and community events (40-45). Additionally, the estimated annual attendance at opening is 23,000 with an estimated 30,900 attending the various events once stabilized. The revenue estimated from the facility annually at opening is as follows: facility rental \$159,826 (50%); food and beverage (net) \$72,651 (23%); and events services \$89,172 (28%); all totaling \$321,649 (100%). The revenue estimated from the facility annually once stabilized is as follows: facility rental \$234,484 (51%); food and beverage (net) \$98,772 (22%); and events services \$125,869 (27%); all totaling \$459,125 (100%). The clear performance metrics for this project once construction is finalized will be to track events, attendees and local spending.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The proposed project is estimated cost approximately \$16,916,034.08 (includes 10% contingency). Currently, the project has been obligated funding in the amount of \$3,900,000.00 from the local, state and federal governments. This request for funding is for the remainder of funding needed for phase 1, with the County also requesting \$4M in a federal directed spending request, \$1.5M in other state legislative support and \$50K in equipment support. The County believes that leveraging multiple sources of funding is the best way to construct the Pearl River County Multipurpose and Enhanced Emergency Operations Center. Additionally, the County recently completed a feasibility study that was financed through a partnership at the local level with the following entities: Pearl River County, Mississippi Power Company, Coast Electric, Pearl River Community College and Pearl River County Economic Development District. This partnership shows additional levels of support for the project.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

5	Supported by multiple government or private sector entities	The Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase I Project is supported by multiple government and/or private sector entities with letters of support attached to this application from legislators, Pearl River Community College, MEMA, Southern Mississippi Planning and Development District, Picayune Main Street, Greater Picayune Area Chamber of Commerce, utility partners and the Pearl River County Economic Development District. The support from MEMA and other partners is critical for the success of the project due to its crucial response and support provided in the event of a natural disaster. Additionally, the feasibility study was funded in partnership by the following entities showing an additional level of support: Pearl River County, Mississippi Power Company, Coast Electric, Pearl River Community College and Pearl River County Economic Development District.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase I Project will move quickly and efficiently to the design, engineering, and permitting phase of the project. The project has already completed preliminary engineering and design, which can be found attached to this application. The property this project is located on is already owned by Pearl River County and will be able to move quickly through the phase of construction to close out once funding is made available. Additionally, Pearl River County has completed a feasibility study on both phases of the project demonstrating their readiness to move forward. Once the project has been approved by the legislature, the County will begin the attached timeline and move quickly through each phase. The enhanced EOC portion of the project is in the final stages of completing federal due diligence requirements.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The project enhances the quality of life and opportunities in the area by funding a state-of-the-art convention center and enhanced EOC. In their study, HVS estimates the spending between new overnight visitors and daytrip visitors as a direct result of phase 1. It estimates: 20,300-day trippers spending an est. \$76.78/visitor, totaling \$1,558,645.00/year; 2,700 overnight visitors spending an est. \$223.53/visitor, totaling \$603,531.00/year; and visitors attending an estimated 129-171 events at the new center annually with HVS estimating that 60% of food and beverage and 60% of revenue from the convention center being new to the market. Shelter is a core physiological need and among the most vital hierarchy of needs. The project will provide the region (MS and LA) with shelter and a more efficient response to disaster, with its location being the nearest, highest and driest to the gulf, enhancing both the quality of place for residents and heroes responding to disaster.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	When new industry is looking at potential locations to expand to, a major aspect of the community that is thoroughly analyzed is its quality of life/place. Located near the Pearl River County Industrial Park and blocks from Pearl River Community College, the Pearl River County Multipurpose and Enhanced EOC will directly enhance the County's quality of life/place which will directly expand the region's ability to attract high-growth industries to the region. Pearl River County has consistently been the MS County with the highest population of Stennis Space Center employees, proving our ability to attract a highly trained workforce to our community. With today's workforce shortage, many industries are deciding on where to expand based on the existing workforce of the community. By strengthening our quality of life/place, Pearl River County will cultivate an environment where high-growth industries will want to locate and expand with additional peace of mind with the enhanced EOC.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Pearl River County Multipurpose and Enhanced EOC will enhance multiple key regional assets. With the site located on property adjoining the Pearl River County Fairgrounds, the project will directly enhance a key venue that already hosts many events in the area, most specifically the Thunder in the Pearl and other outdoor events. The project will construct a new enhanced EOC that will impact residents throughout the region. Providing the need space to host large events, workshops in addition to providing a staging area for future disasters. Currently, the County is limited with available space deemed appropriate for responding agencies to stage in the event of disaster for responding agencies, especially to those evacuating with their pets. This facility will also provide potential support to Pearl River Community College located blocks from the site and will be an added feature in the recruitment of new industry to the industrial park located just two miles from the site.
10	Transformational for the future of the region but creates a wider regional impact	HVS estimates the annual economic impacts for both phases of development to be: net direct of \$6,218,400.00; indirect of \$1,737,100.00; and induced of \$647,400.00; for a total annual economic impact of \$8,603,000.00 generated by the proposed Multipurpose and Enhanced EOC (both phases). Additionally, the employment impact of a stabilized year of development will be 85 direct jobs, 15 indirect jobs and 5 induced jobs for a total of 105 full-time equivalent jobs. The regional impact of this project will include new businesses created, the potential for hotel development (which is desperately needed for those visiting and Pearl River Community College) and significant quality of life impacts as a direct result of this project. Additionally, the venue will also be a staging area for first responders for future disasters and a safe location for evacuees to one day bring their pets. The 129-171 varying events at the convention center will also have a significant impact in the region.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

11	Enhances the marketability of existing industrial properties	The Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase I Project will enhance the marketability of existing industrial properties due to the enhancements it provides to the quality of life/place of the region. This project is also located approximately two miles from the recently purchased Pearl River County Industrial Park, located along Highway 26 and I-59, directly enhancing the marketability of the new industrial park due to its location near the Pearl River County Multipurpose and Enhanced Emergency Operations Center. The project's location at the intersection of Highways 11 and 26 will enhance the region as a whole and improve the tourism of the surrounding area while also providing support to nearby Pearl River Community College. The recently purchased Pearl River County Industrial Park's marketability will directly benefit from this project as will the already established industrial park located in Poplarville.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The proposed project is unique to the area because there is nothing like it in the Pearl River County region. The project will enhance tourism-related industries and businesses while being a significant asset to Pearl River Community College, which is a Center of Excellence unique to our region with the site located less than a mile away from the college. This project will also benefit the recruitment of new industry to the industrial park located a short two miles away. The convention center is expected to host 129-171 events annually between opening and stabilization with these events having a total annual attendance of 23,000-30,900. The demand and attendance at the center will have a huge impact on the region with those making a daytrip expected to spend \$76.78/visitor/day and those staying overnight spending \$223.53/visitor/night. The project will have a total annual economic impact of \$8,603,000.00 and create 105 permanent jobs with the completion of both phases.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

13	Infrastructure project for business retention and development	The Pearl River County Multipurpose and Enhanced EOC project is an infrastructure/construction project that will support business retention and development through its estimated 129-171 varying events with 23,000-30,900 annual visitors. This tourism boost to our region will see an estimated spending of \$223.53/day for the estimated 2,700 overnight visitors and \$76.78/day for the estimated 20,300 day trippers to the convention center. The total economic impact for both phases of this project is \$8,603,000.00 with an estimated job creation of 105 permanent jobs. Additionally, the Enhanced EOC will be a state-of-the-art facility that will provide detrimental services to the region as the entire facility will be a premier staging area for future disasters capable of housing evacuees and their pets. The businesses, industries and residents in the region will also have various sized meeting spaces available for future events and training, which is extremely limited in this region.
14	Enhances research and innovative technologies in the region	The proposed project will enhance research and innovation technologies in the region by constructing a state-of-the-art Enhanced Emergency Operations Center and Convention Center that provide numerous resources to businesses and the general public. This facility will have the most up-to-date technology in the Enhanced EOC which will provide the general public and first responders with the most accurate information when responding in times of disaster. Additionally, the facility will be a staging area for first responders, which will be detrimental to disaster response in the future with the uncertainty surrounding federal support when responding to a natural disaster. This facility is also less than one mile from Pearl River Community College and will be an asset to the college. The Convention Center will also be a facility that can be used for future meetings and conferences that support and enhance research and innovative technologies for the surrounding region.

Gulf Coast Restoration Fund Funding Request

Applicant: Pearl River County Board of Supervisors

Project Name: Pearl River County Multipurpose and Enhanced Emergency Operations Center Phase 1

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The performance metrics of the proposed project are most easily quantified through the number of events and visitors at the proposed convention center at both opening and stabilization. Currently, HVS estimates 129-171 varying events at the convention center with 23,000-30,900 attendees between opening and stabilization. The ROI for this project has multiple factors for consideration. The gross direct spending for the overnight visitors to the convention center is estimated at \$223.53, with an expected 2,700 visitors to stay overnight annually resulting in a return of \$603,531.00 annually. The gross direct spending of the daytrip visitors to the center is estimated at \$76.78 with an expected 20,300 day trips/visitors the return for day trip visitors to the center will be \$1,558,634.00 annually. HVS estimates at stabilization the economic impact of both phases (including the multipurpose center) of this project will be \$8,603,000/annually with the creation of 105 permanent jobs.

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

Project Information

Project Year:	2026
Project Name:	Working Waterfront, Processing/Cold Storage
Project Location:	Unknown
County:	Hancock, Harrison

Applicant

Name	Pinchers LLC
Contact:	Kendall M.
Address 1:	5268 Pleasure Street
Address 2:	
City:	BAY SAINT LOUIS
State:	MS
Zip:	39520

Mailing Address

Address 1:	5268 Pleasure Street
Address 2:	
City:	BAY SAINT LOUIS
State:	MS
Zip:	39520

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

Project Description/Overview

Following the successful completion of Phase I, which included the construction of a working waterfront, icehouse, and commercial fishing dock funded with \$3.6 million in 2023, Pinchers Seafood now seeks additional funding to support the full build-out of its seafood processing, cold storage, and wholesale distribution operations. This next phase will unlock long-term economic growth by strengthening the Gulf Coast seafood supply chain and creating permanent, skilled jobs in the region.

Project Objectives:

Establish a Full-Scale Seafood Processing Facility in Hancock County to handle shrimp, crab, and oyster production—creating 5 new full-time jobs.

Construct a Blast-Freeze Cold Storage Unit to preserve seafood quality for local and regional markets—creating 4 new full-time jobs.

Develop a Retail & Wholesale Distribution Center serving seafood and local produce across Mississippi and into national markets.

Empower Local Producers by offering cold storage services, direct-to-buyer shipping, and shared retail space.

Phase II Focus Areas:

1. Seafood Processing Facility

Currently, Hancock County lacks a seafood processing plant despite its proximity to some of the richest fishing waters on the Gulf Coast. Pinchers will build a facility to:

Enable local processing of shrimp, crab, and oysters.

Keep profits and jobs within the local economy.

Support traceability and food safety through local oversight.

Impact: Creates 5 skilled jobs; adds value to local catch; reduces reliance on out-of-state processing centers.

2. Cold Storage Facility

Cold storage is a critical infrastructure gap on the Mississippi Gulf Coast. The new facility will:

Include blast freezers and backup power systems.

Offer 24/7 refrigeration support for local fishermen, restaurants, and small grocers.

Provide emergency cold storage services via a dedicated hotline.

Impact: Creates 4 jobs; prevents spoilage; extends product shelf life; supports regional food businesses.

3. Retail & Wholesale Distribution Hub

Pinchers will construct a distribution center that will:

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

Supply locally sourced seafood and produce to Mississippi and out-of-state buyers.

Include vendor stalls for farmers, enhancing community access to fresh food.

Offer logistics services and direct-to-buyer shipping, reducing middleman costs.

Impact: Boosts local seafood and agriculture sales; increases profitability for independent crabbers and farmers; enables nationwide shipping.

Economic & Community Impact

9 direct jobs created (processing + cold storage).

Dozens of indirect jobs supported across fishing, farming, and logistics.

Increased food security and reduced supply chain fragility in coastal Mississippi.

Expanded market access for small producers through modern infrastructure.

Reduced reliance on Louisiana-based distributors, strengthening Mississippi's independence and brand.

Long-Term Vision

The full build-out of Pinchers Seafood Processing and Distribution Center will:

Serve as a regional anchor for the Gulf Coast seafood economy.

Foster intergenerational employment opportunities in fishing and food production.

Position Hancock and Harrison Counties as leaders in sustainable, community-based fisheries infrastructure.

Funding Request

Pinchers seek to fund construction, equipment acquisition, workforce training, and operational scaling in Phase II. Prior funding of \$4 million supported foundational infrastructure (Phase I), and we are now poised to complete the ecosystem that delivers long-term economic resilience to coastal Mississippi.

We welcome anyone to please come take a tour and see our first-hand seafood abilities, located in Mississippi

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

Project Timetable/Milestones

Estimated Start Date:	07/01/2026
Estimated Completion Date:	06/30/2027
Milestones	
Pinchers will construct a modern seafood processing facility dedicated to handling shrimp, crab, and oysters. This facility will be built in Bayou Caddy, a prime location surrounded by some of the richest fishing grounds in the Gulf Coast region. The facility will enable local fishermen to have their catch processed locally, adding value and reducing the need to transport seafood out of state for processing. The processing operation will create five new jobs and support the long-term sustainability of Hancock County's commercial fishing industry. February - Final meeting with land purchase February - April - Finalizing Construction plans April - Order new equipment with schedule of construction plans	

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

Funding Section	
GCRF Funds Requested	\$4,003,590
Total Matching Funds	\$704,090
Overall Total Funds	\$4,707,680
Applied For Matching Sources	Pinchers LLC will use property and business equity along with cash for the 20% Match.
Secured Matching Sources	Pinchers will leverage its private investment made after April 10, 2011, to meet eligibility requirements for matching or reimbursable expenses under the Bonnet Carré Spillway disaster relief funds administered by the Mississippi Department of Marine Resources (DMR). These investments demonstrate the company's long-term commitment to rebuilding and strengthening the local seafood industry in the wake of economic disruptions caused by repeated spillway openings. The funding will help expand operations through construction of the processing plant, cold storage facility, and distribution center—providing direct benefits to local fishermen and the broader Hancock County community.
Previously Funded With GCRF Funds	Yes
Legislative Session	2020, 2021, 2022, 2023

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	2
Description of all phases	This project strengthens Hancock County's working waterfront by investing in infrastructure that directly benefits commercial fishermen, seafood workers, and small-scale farmers. Pinchers will provide essential services that currently don't exist in the area, ensuring the waterfront remains an economic driver for the community. Pinchers will build a local processing facility to handle shrimp, crab, and oyster harvests, eliminating the need to send raw product out of state and enable local fishermen to retain more value from their catch. Cold storage with blast freezers will be constructed to support both the processing operations and broader community needs. The facility will be available to local grocers, restaurants, and seafood businesses, with an emergency after-hours hotline to prevent spoilage in case of refrigeration failure, filling a critical gap in regional infrastructure and creates additional jobs. Pinchers will operate a wholesale and retail distribution center, offering
Current Full-Time Employment	5
Increase in Full-Time Employ From Proj	15
Total Full-Time Employment	20
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Economic Impact & Growth Potential This project will generate significant economic benefits for Mississippi. The retail component will contribute directly to state sales tax revenues, while the expansion of operations is expected to create additional jobs over time. By establishing a robust processing and distribution hub, the project will also attract out-of-state fishermen to sell their product in Mississippi, further strengthening the local seafood market. This increased activity will have a ripple effect—encouraging visiting fishermen and industry partners to support local businesses, including fuel docks, supply stores, and local retailers.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Pinchers intends to apply for disaster relief funding administered by the Mississippi Department of Marine Resources (DMR) through the Bonnet Carré Spillway Relief Program, established to support seafood-related businesses impacted by the repeated openings of the Bonnet Carré Spillway, which have disrupted marine ecosystems and caused significant economic losses along the Mississippi Gulf Coast. Pinchers qualifies for this funding and will use investments made after April 10, 2011, to meet eligibility criteria and demonstrate long-term commitment to restoring and strengthening the local seafood economy. Funds will be used to support the construction and development of the processing facility, cold storage units, and distribution center. This funding will not only help offset startup costs but also amplify the project's impact by supporting job creation, enhancing regional seafood capacity, and increasing economic resilience in a historically under-resourced coastal community.

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

5	Supported by multiple government or private sector entities	Local Government: Pinchers has engaged with the Mayor's Office to ensure alignment with the city's economic development goals, supporting local employment, increases tax revenue, revitalizes the working waterfront. Public Safety: Collaboration with the Hancock County Sheriff's Office will help maintain security and public safety around the processing, storage, and distribution facilities, particularly during high-traffic seasons and seafood harvest periods. Casino Opportunities: With Hancock County hosting popular casino resorts, there is strong potential for supply partnerships. Pinchers will provide fresh, local seafood for casino restaurants, giving tourists a taste of MS Gulf Coast cuisine, keeping food dollars within the local economy. Restaurant Development: Pinchers will serve as a direct supplier to local restaurants, helping them access high-quality seafood, reducing reliance on out-of-state distributors, promoting regional seafood as a key part of the area's tourism appeal
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Pinchers is well-positioned to move quickly and efficiently into the design, engineering, and permitting phases of the project. With initial planning already underway and strong support from local officials—including the Mayor, Sheriff's Office, and local business leaders—the company is ready to begin implementation immediately upon securing funding. Preliminary site assessments have been conducted, and partnerships with qualified engineers and contractors are in place. This ensures that the project can proceed without delay, with all compliance, permitting, and regulatory requirements addressed in coordination with the appropriate local and state agencies. The ability to act swiftly allows Pinchers to maximize the economic impact of disaster relief funds and deliver tangible benefits—jobs, infrastructure, and increased tax revenue—to Hancock County and the greater Mississippi Gulf Coast in a timely manner.

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project will significantly enhance the quality of life and business environment in Hancock County and the surrounding Gulf Coast region. By providing a reliable source of locally harvested and processed seafood, Pinchers supports both the culinary identity of the area and the long-term viability of local restaurants. Diners will enjoy access to fresher, more sustainable seafood, strengthening the appeal of local dining establishments and encouraging culinary tourism. In addition, the project creates new opportunities for tourists to bring home fresh, local seafood, adding value to their visit and deepening their connection to the region. The retail distribution center will serve not only as a point of sale but also as a destination for visitors interested in the local seafood industry and Gulf Coast culture. By revitalizing the working waterfront and investing in needed infrastructure, the project strengthens the local economy, supports job creation, and promotes economic activity
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project leverages and enhances key regional infrastructure and assets, further anchoring Hancock County as a hub for Gulf Coast seafood production and distribution. Pinchers' operations will benefit from proximity to: Ports – Bayou Caddy and nearby Gulf Coast ports provide direct access for commercial fishing vessels and shipping logistics Rails and Highways – Efficient ground transportation enables Pinchers to move product across state lines quickly, supporting wholesale expansion Airports – Regional airports support the potential for expedited seafood delivery to high-demand markets Military Bases – Nearby military installations create opportunities for local supply partnerships and workforce collaboration Educational Institutions & Research Facilities – Pinchers is positioned to collaborate with local colleges, universities, and marine research programs to support workforce training, seafood innovation, and sustainable practices

Gulf Coast Restoration Fund Funding Request

Applicant: Pinchers LLC

Project Name: Working Waterfront, Processing/Cold Storage

10	Transformational for the future of the region but creates a wider regional impact	This project is transformational for the future of Hancock County and will generate a broader regional impact across the Gulf Coast. By establishing the county's first fully integrated seafood processing, cold storage, and distribution facility, Pinchers will not only serve local fishermen and businesses, but also become a critical resource for neighboring states and regional seafood producers. Companies throughout the Gulf Coast will have the opportunity to lease space in the cold storage facility, addressing a well-documented shortage of seafood storage and handling infrastructure in the region. This cross-state collaboration will strengthen supply chains, improve seafood quality, and reduce product loss due to spoilage or transportation delays. As more businesses rely on Pinchers' facility, MS will gain recognition as a regional hub for seafood distribution, creating long-term economic growth, attracting investment, and enhancing the Gulf Coast's competitiveness in national markets.

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Health System

Project Name: Phase II Healthcare Academy Expansion Initiative

Project Information	
Project Year:	2026
Project Name:	Phase II Healthcare Academy Expansion Initiative
Project Location:	3401 Bienville Blvd Ocean Springs, MS 39564
County:	Harrison, Jackson

Applicant	
Name	Singing River Health System
Contact:	Gayle B.
Address 1:	SRHS Healthcare Academy
Address 2:	3401 Bienville Blvd
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Mailing Address	
Address 1:	SRHS Healthcare Academy
Address 2:	3401 Bienville Blvd
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Health System

Project Name: Phase II Healthcare Academy Expansion Initiative

Project Description/Overview

This project seeks to complete interior construction of workforce training space for the Singing River Healthcare Academy to maximize instructional capacity in a number of high demand/low supply healthcare roles. This final phase of the project will enable the Academy to deliver more career-ready professionals across the region and create life-changing career opportunities. Our mission at the Healthcare Academy is to transform and strengthen healthcare across the region with innovative solutions to critical workforce shortages in healthcare.

Started in 2021 with just two Registered Apprenticeship programs, that of Certified Nursing Assistant and Medical Assistant, the Healthcare Academy now hosts seven Apprenticeship programs including Surgical Tech and Pharmacy Tech for example, and a Licensed Practical Nursing Apprenticeship which is held in partnership with Mississippi Gulf Coast Community College. The Academy additionally provides High School Career Skills labs for Jackson County students and an Annual CTE Skills Day for over 250 CTE students from 10 schools across the Coast. Serving and graduating over 100 Apprentices each of our 4-year history, the Academy rapidly demonstrated a need for more training space. <http://singingriverhealthcareacademy.org>.

Through an \$8.5 million legislative allocation and additional capital and operational funding by Singing River Health System, we were able to construct a new facility to house the Healthcare Academy. Building Mississippi's first Healthcare Academy to house the State's first medical U.S. Department of Labor Registered Apprenticeship programs has been an exciting honor and opportunity for Singing River, enabling students to receive salary and benefits while training and incurring no school debt. We officially moved into the new Healthcare Academy facility June 1st and will host the ribbon-cutting, building dedication August 14th.

The Academy was designed to be multi-functional, with large, multi-use, modular space classrooms, deployed with the latest audio-visual technology, and a state-of-the-art Skills Lab and Simulation Center! High-fidelity mannequins along with an Anatomage™ Table provide real-life simulations, allowing the Apprentices to learn their skills before earning their clinical hours with patients. Training spaces are almost at capacity as they overflow with Apprentices, employees and daily activities. We have added night classes and are developing weekend offerings to accommodate the training needs for Singing River Health. With more programs to launch and classes to teach, it is time to focus on Phase II: completion of the third floor.

Currently the third floor is a shell, in a multi-use footprint, with completed plumbing, electrical, and HVAC in preparation for expansion. In looking at the most pressing healthcare employment and training needs for Mississippi, possible training programs and expansion plans for the additional classroom, office, and simulation space on the third floor include:

- Providing additional classrooms to train nurses in advanced nursing specialties, certifications, and education to over 800 nurses to address skills gaps in critical care, behavioral health, oncology, surgical, geriatrics, and many more
- Creating a centralized EPIC (electronic medical records system) training center for Singing River Health and other community health providers. With a workforce comprised of at least 2,500 medical professionals, a centralized location for EPIC training is essential.
- Adding Surgical Simulation and VR Training Lab to support Surgical Tech Apprenticeship training and Surgical Nursing to meet employment and training needs for the Coast. Because our training space is at capacity, our Surgical Tech apprentices are holding Mock Surgeries in the unfinished, third floor of the Academy!
- Building a training pipeline for Medical Billing and Coding Specialists. Currently Singing River outsources many of these positions due to an industry shortage of professionally trained billers/coders.

With the addition of the above listed programs and training spaces, 100 new jobs will be created annually along with 1,000 new employees receiving EPIC training, 800 nurses training, through weekly on-boarding. Combined with the 250 Apprentices being trained annually, over a 30-year lifespan of the new facility, 3,000 people will be hired and 61,500 will be trained.

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Health System

Project Name: Phase II Healthcare Academy Expansion Initiative

Goal: Phase II completion of the third floor to expand training space and enlarge the capacity of the new facility, to address the healthcare and nursing shortages for Singing River Health System Workforce employment and training demands.

Objectives: 1) Design and construct third floor training classrooms, simulation labs, and offices; and 2) Outfit third floor for respective training programs, to possibly include EPIC computer lab workstations, and technology needed for Surgical Simulation Lab.

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Health System

Project Name: Phase II Healthcare Academy Expansion Initiative

Project Timetable/Milestones

Estimated Start Date:	07/01/2026

Estimated Completion Date:	07/01/2027

Milestones

Develop Blueprints and Construct	Q3, Q4 2026; Q1, Q2 2027
Outfitting the Third Floor	Q2 2027
Launch Programs	Q3 2027

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Health System

Project Name: Phase II Healthcare Academy Expansion Initiative

Funding Section	
GCRF Funds Requested	\$2,350,031
Total Matching Funds	\$470,000
Overall Total Funds	\$2,820,031
Applied For Matching Sources	N/A
Secured Matching Sources	Matching funds consist of a combination of owned property at the site valued at over \$1 million plus already completed exterior shell, and fully completed first and second floors.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Health System

Project Name: Phase II Healthcare Academy Expansion Initiative

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	2
Which Phase Is This	2
Description of all phases	Phase I - Design and build three floors. Furnish first two floors and launch all Apprenticeship programs and HR functions from the new facility. Phase II - Finish out construction and outfitting of the third floor.
Current Full-Time Employment	3800
Increase in Full-Time Employ From Proj	100
Total Full-Time Employment	3900
Indirect Jobs Total	100

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Health System

Project Name: Phase II Healthcare Academy Expansion Initiative

Legislative Priorities Met Section

Priority	Description	Met By
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Investing \$2.3 million to complete the Healthcare Academy represents a solid return on investment. Over the 30-year lifespan of the building, the \$2.3 million investment will train over 61,500 people at approximately \$38.21/person training costs and will create over 3,000 jobs at approximately \$783.42/person. With an average salary of \$37,630 annually multiplied by the 100 new Academy program hires, over the 30-year lifespan of the Healthcare Academy building, \$114 million will be added to the local economy.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Healthcare Academy is supported by Singing River Health System's financial commitment of capital and ongoing operational funding, along with private foundation support and government workforce grants as "revenue streams" to sustain programs. Additional revenue will come from after-hours/weekends, venue leasing opportunities due to state-of-the art technology and the functionality of the Healthcare Academy space.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The State legislature made 2 allocations totaling \$8.5 million in funding from the State Capital Expenditures fund, for the initial construction of the Healthcare Academy. Private Foundation grants have helped outfit the Simulation Skills Lab.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes. Architecture plans will be developed upon notification of award in Quarter 3. The authorization to bid the project and award contracts will take place in Quarter 3 with construction running Quarter 4 of 2026 and Quarter 1 and 2 of 2027. Because the shell for the third floor is built and there is no outside construction that is dependent upon good weather conditions, construction should go quickly

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Health System

Project Name: Phase II Healthcare Academy Expansion Initiative

9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Yes. Singing River Health System is a key regional asset as the largest provider of Healthcare along the Gulf Coast with approximately 4,000 workers spread over 3 hospitals and 47 clinics and specialty clinics. Expanding training capacity and adding specialty training positively impacts workforce development for the Gulf Coast medical community, as well as enhances long-standing partnerships with area high schools for training the next generation.

Gulf Coast Restoration Fund Funding Request

Applicant: Port Pascagoula

Project Name: West Harbor Warehouse

Project Information

Project Year:	2026
Project Name:	West Harbor Warehouse
Project Location:	100 Port Road
County:	Jackson

Applicant

Name	Port Pascagoula
Contact:	Bo E.
Address 1:	3033 Pascagoula Street
Address 2:	P.O. Box 70
City:	PASCAGOULA
State:	MS
Zip:	39567

Mailing Address

Address 1:	P.O. BOX 70
Address 2:	
City:	PASCAGOULA
State:	MS
Zip:	39568-0070

Gulf Coast Restoration Fund Funding Request

Applicant: Port Pascagoula

Project Name: West Harbor Warehouse

Project Description/Overview

The existing Terminal C Warehouse was constructed in 1982, originally constructed as a refrigerated cold storage facility, and has been decommissioned since 2003. It has been repurposed in recent years by a local tenant for inventory storage. Due to its age and design limitations, it no longer supports efficient or modern cargo operations.

To address the growing demand for covered storage and to remain competitive with regional Gulf Coast ports such as Mobile, the Port plans to demolish the outdated structure and construct a new 120,000 square foot tension fabric transit warehouse. This new facility will expand the Port's covered warehouse capacity, improve cargo handling efficiency, and provide the flexibility required by port tenants. Increasing the total square footage of covered transit sheds is essential for boosting cargo throughput, accommodating weather-sensitive commodities, and attracting new business to the Port.

Gulf Coast Restoration Fund Funding Request

Applicant: Port Pascagoula

Project Name: West Harbor Warehouse

Project Timetable/Milestones	
Estimated Start Date:	10/01/2026
Estimated Completion Date:	02/09/2027
Milestones	
Advertise to Bid – October 13, 2026 Award of Contract – December 8, 2026 Project Completion – January 31, 2027 Final Payment – February 9, 2027	

Gulf Coast Restoration Fund Funding Request

Applicant: Port Pascagoula

Project Name: West Harbor Warehouse

Funding Section	
GCRF Funds Requested	\$2,640,000
Total Matching Funds	\$660,000
Overall Total Funds	\$3,300,000
Applied For Matching Sources	NONE
Secured Matching Sources	NONE
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Port Pascagoula

Project Name: West Harbor Warehouse

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	20
Total Full-Time Employment	20
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: Port Pascagoula

Project Name: West Harbor Warehouse

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The warehouse will substantially increase the Port's transit shed square footage and cargo-handling efficiency, enabling it to better compete with larger Gulf Coast ports like Mobile. By expanding covered storage, the Port will attract private sector tenants and industrial users seeking flexible, weather-protected logistics space.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The project is expected to yield a positive return on investment, with lease revenue from tenants and cargo throughput fees generating a recurring revenue stream.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The increase in covered storage capacity supports higher cargo turnover rates, directly driving revenue and providing measurable performance metrics such as occupancy, throughput, and job creation.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The project is supported through Letters of Intent from private sector tenants within the West Harbor area. The Port is actively seeking to align this project with other infrastructure investments, including state economic development incentives and logistics enhancements funded through federal programs such as PIDP (Port Infrastructure Development Program) and multimodal grants.
5	Supported by multiple government or private sector entities	Multiple public and private entities recognize the strategic need for more transit shed space at the Port to maintain cargo volumes and prevent diversion to competitors like Mobile.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	JPM Steel Fabrication or similar companies specialize in turnkey engineered fabric structures, significantly accelerating construction timelines. The site has been previously graded and is within a designated industrial zone, expediting permitting. Engineering and design partners would easily be identified to begin work immediately upon award.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	More covered space boosts operational reliability and supports business growth, making the Port more attractive to users that require year-round cargo movement unaffected by weather.

Gulf Coast Restoration Fund Funding Request

Applicant: Port Pascagoula

Project Name: West Harbor Warehouse

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The facility offers modern infrastructure that can attract nationally competitive businesses requiring efficient Gulf Coast access and port connectivity.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The project enhances Port Pascagoula—Mississippi's largest seaport—and leverages proximity to key infrastructure, including the CSX rail line, I-10 corridor, and nearby military and industrial employers. Partnerships with workforce and training programs, including MGCCC and workforce pipeline programs, are anticipated.
10	Transformational for the future of the region but creates a wider regional impact	By dramatically increasing cargo-handling capacity, the project helps secure the region's competitive positioning in the Gulf maritime industry, impacting trade corridors across the Southeast.
11	Enhances the marketability of existing industrial properties	The addition of the warehouse improves the utility of surrounding parcels by offering ready-to-use, high-capacity storage and transit space. It increases the Port's attractiveness to site selectors and investors evaluating Gulf Coast locations for expansion and allows for covered warehouse space that may be used for Mississippi exports.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The project strengthens Pascagoula's role in marine and industrial logistics by expanding covered warehouse capacity with modern, rapid-deployment infrastructure. This new warehouse will provide dry, secure storage and staging space for key Mississippi exports—such as lumber, cotton, and fiber products—that require protection from the elements prior to shipment. It will also expand the Port's ability to handle high-volume, value-added commodities, strengthening its position as a center of excellence for the export of Mississippi-grown and manufactured goods.
13	Infrastructure project for business retention and development	The warehouse ensures that the Port can retain and grow its industrial client base by providing modern, scalable facilities essential for operational expansion. Without this infrastructure, we may lose several potential tenants to out-of-state competition.
14	Enhances research and innovative technologies in the region	The modern fabric structure supports future enhancements like smart cargo tracking and climate control, helping the Port evolve alongside the cargo logistics industry.

Gulf Coast Restoration Fund Funding Request

Applicant: Port Pascagoula

Project Name: West Harbor Warehouse

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The Port will track: • Occupancy rates • Job creation (direct and indirect) • Private investment attracted • Annual cargo volume handled • Revenue from lease and port fees

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Little Theatre

Project Name: Singing River Little Theatre

Project Information

Project Year:	2026
Project Name:	Singing River Little Theatre
Project Location:	2903 Pascagoula Street, Pascagoula MS 39567
County:	Jackson

Applicant

Name	Singing River Little Theatre
Contact:	Jill S.
Address 1:	5201 Hodge Street
Address 2:	
City:	MOSS POINT
State:	MS
Zip:	39563

Mailing Address

Address 1:	P.O. Box 361
Address 2:	
City:	Pascagoula
State:	MS
Zip:	39568

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Little Theatre

Project Name: Singing River Little Theatre

Project Description/Overview

Singing River Little Theatre (SRLT) is requesting funding for a venue to produce live cultural, educational, and entertaining performances. The structure will provide a permanent home for SRLT performance and rehearsals, as well as storage for set pieces and stage properties.

Singing River Little Theatre was established in 2019 through generous funding from individual donors and local corporate sponsors. The organization has been completely self-supporting through these contributions, as well as income derived from ticket and concession sales. SRLT currently produces four plays annually, each consisting of 4 performances. All actors and production crew are drawn from local talent. Auditions are widely advertised and open to the public. Since our inception, recognition, support and participation have steadily grown. With funding to secure a permanent company venue, SRLT hopes to increase the number of performances, as well as add additional cast and crew opportunities.

Inspiration for SRLT came from the City of Pascagoula Strategic Planning Committee, whose mission, among others, is to provide cultural endeavors for the community. The enterprise has rapidly expanded. Participants and supporters draw from Jackson, George, and Harrison Counties. Community theatre has long been recognized as contributing to the social capital of a community, insofar as it develops the skills, community spirit, and artistic sensibilities of those who participate, whether as producers or audience members. It is used as a tool for social development, promoting ideas like gender equality, human rights, environment, and democracy. It requires the creativity of dedicated volunteers - ticket takers to actors, designers to directors - to produce high-quality live shows that entertain audiences, leave a lasting impression, and provoke important societal conversations. SRLT is dedicated to the principles of diversity, equity, and inclusion. It is open to all ethnicities, ages, and abilities, and actively encourages people from all walks of life to participate. Our performers have included a 4-year-old newcomer and even a city councilman. Many participants (both actors and crew) are individuals well into their careers or even retired. The common thread is their desire to try something new.

Singing River Little Theatre has been successful in self-support. Operating funding has come from individual contributions, local corporate sponsors, the sale of concessions at performances, ticket sales, and annual grants from the Mississippi Arts Commission. These budgetary sources are providing us with approximately \$1000 overage for each quarterly performance. Funds are put back into the next play series. Operating costs such as storage, van rental, and venue rental would be eliminated with a home of our own.

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Little Theatre

Project Name: Singing River Little Theatre

Project Timetable/Milestones	
Estimated Start Date:	08/02/2026
Estimated Completion Date:	12/01/2026
Milestones	
8/2/2026 Acquire building/property for interior restoration to update seating and to build a lobby to house ticketing, concessions, storage, bathrooms, and balcony seating	
11/2/2026 estimated restoration conclusion	
12/01/2026 ribbon cutting and performance in new venue	

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Little Theatre

Project Name: Singing River Little Theatre

Funding Section	
GCRF Funds Requested	\$250,000
Total Matching Funds	\$0
Overall Total Funds	\$250,000
Applied For Matching Sources	As of now, we have not secured matching funds
Secured Matching Sources	We plan to source out private donors and possible MAC grants.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Little Theatre

Project Name: Singing River Little Theatre

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	1
Total Full-Time Employment	1
Indirect Jobs Total	0

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Little Theatre

Project Name: Singing River Little Theatre

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	By improving the cultural opportunities in the area, Singing River Little Theatre will be attractive to newcomers' intent on establishing residency or new business in Pascagoula and the Jackson County area
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The presence of a useful and attractive community theater for the region will make Pascagoula and Jackson County a more pleasant and culturally appealing area to live and work. This will benefit long-term employment with retention of citizens.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	SRLT has already been in operation for six years. The organization continues to operate without indebtedness and with a sustainable fundraising strategy. Metrics include certified public accountant assessment and oversight of finances, attendance records quarterly, and audience satisfaction surveys quarterly.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Cultural improvement brought to the community by SRLT is attractive to out-of-town residents and businesses. This will encourage financial contributions, memberships and sponsorships.
5	Supported by multiple government or private sector entities	City officials (Pascagoula, Gautier), County (Jackson), and State legislators are all supportive of the organization. Local business leaders are supportive. Their letters of endorsement attest to their support.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes, a small and intensive board of directors allows prompt action on design, engineering, and permitting phases. Preliminary work in these areas has already begun.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Providing a community theater is a major cultural attraction for tourists, out-of-town residents and new businesses looking to establish in the community. Currently, Jackson County is the only Mississippi Gulf Coast county without a permanently-housed community theatre. The refurbished, attractive, and highly visible building will be appreciated in the area.

Gulf Coast Restoration Fund Funding Request

Applicant: Singing River Little Theatre

Project Name: Singing River Little Theatre

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	A community theatre raises the level of artistic and intellectual expression and community involvement. Plays, musicals and other performing arts offer not only entertainment but also an opportunity for local folk to participate. We will be a go-to source for other community groups who need a nice, medium-sized auditorium.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Singing River little Theatre will partner with Pascagoula Gautier School District and Mississippi Gulf Coast Community College for performing art productions. These organizations will complement one another.
10	Transformational for the future of the region but creates a wider regional impact	Cultural activities and opportunities for individual expression in a community are always beneficial. A community theater will give an extra boost - one more touch of class to the area. This would increase the attraction for people to live in the area and participate in community involvement.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Jackson County is (sadly) the only county on the Mississippi Gulf Coast without a permanently-housed community theatre. The Singing River project will correct that.

Gulf Coast Restoration Fund Funding Request

Applicant: Sioux Bayou Landing RV Resort

Project Name: Sioux Bayou Landing RV Resort

Project Information

Project Year:	2026
Project Name:	Sioux Bayou Landing RV Resort
Project Location:	Sioux Bayou Landing RV Resort 1221 John Dailey Drive Gautier, MS 39553
County:	George, Hancock, Harrison, Jackson, Pearl River, Stone

Applicant

Name	Sioux Bayou Landing RV Resort
Contact:	Bryant H.
Address 1:	1221 John Dailey Drive
Address 2:	
City:	GAUTIER
State:	MS
Zip:	39553

Mailing Address

Address 1:	1221 John Dailey Drive
Address 2:	
City:	GAUTIER
State:	MS
Zip:	39553

Gulf Coast Restoration Fund Funding Request

Applicant: Sioux Bayou Landing RV Resort

Project Name: Sioux Bayou Landing RV Resort

Project Description/Overview

Sioux Bayou Landing is a 40 site RV resort situated on 8 acres of waterfront property on Sioux Bayou in Gautier, Mississippi. The property is located 2 miles south of I-10 and within minutes of the Pascagoula River and the Gulf of Mexico, by boat. Since our property is located in "Natures Playground", we get reservations from all over the country and the property is fully booked almost year round. A 60' boat ramp was built in 2021 and is open to the public.

With the tremendous success of The Sound Amphitheater in Gautier, we've seen a huge increase in guest that want to stay at Sioux Bayou, visit Gautier, and attend the concerts. Besides an extended stay hotel, there is only one other hotel in Gautier. Seeing the need for additional capacity, an additional 4 acres of adjoining waterfront property was purchased in 2023. Plans are underway to develop this acreage into an additional 30 RV sites, guest cabins, boat storage, public kayak launches, and guest facilities.

Initial cost estimates to develop the 30 additional sites of Phase II of Sioux Bayou is \$2MM. This acreage has 1,850 feet of water frontage. Our plan would be to bulkhead all 1,850 feet, add the public kayak launches, and add a boat storage area with guest facilities. These improvements would increase the cost of the project to \$2.9MM. We would be seeking funding for the additional \$900K to complete the improvements and amenities.

We see this project as a huge boost in alleviating the shortage of RV sites and accommodations in the area. It would also give the public a place to launch kayaks / boats and enjoy nature and fishing. It would improve the blue ways, bring jobs, and increase tax revenues.

Gulf Coast Restoration Fund Funding Request

Applicant: Sioux Bayou Landing RV Resort

Project Name: Sioux Bayou Landing RV Resort

Project Timetable/Milestones

Estimated Start Date:	08/01/2025
Estimated Completion Date:	08/01/2026
Milestones	
We've already obtained engineered drawings and site plans, received permitting for MS Dept of Marine Resources, and are collecting cost estimates for the development of Phase II. January - May 2025 - Cleared the 4 acres of ground brush and removed most of the pine trees. No other species of trees will were removed. All tree within 5 feet of the waterfront were retained. June - July - Await final approvals July - August - Begin site prep and mobilization of materials September thru February - Construction of the 30 RV sites with full hookups and boat ramp.. March - Plant additional mature trees and add landscaping to each site April thru May - Construction of the bulkhead around property June thru July - Construction of kayak launches, boat storage area, and guest facilities. August - Open to the public	

Gulf Coast Restoration Fund Funding Request

Applicant: Sioux Bayou Landing RV Resort

Project Name: Sioux Bayou Landing RV Resort

Funding Section	
GCRF Funds Requested	\$900,000
Total Matching Funds	\$2,000,000
Overall Total Funds	\$2,900,000
Applied For Matching Sources	GCRF
Secured Matching Sources	Bank financing and owner investment
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Sioux Bayou Landing RV Resort

Project Name: Sioux Bayou Landing RV Resort

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	5
Total Full-Time Employment	6
Indirect Jobs Total	20

Gulf Coast Restoration Fund Funding Request

Applicant: Sioux Bayou Landing RV Resort

Project Name: Sioux Bayou Landing RV Resort

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project will fill the need for a housing alternative in an area that does not have enough spaces for the demand. This project will increase the local and state tax base and provide jobs to local residents
5	Supported by multiple government or private sector entities	This project will provide a housing alternative for employees of major employers in the region - i.e. Ingalls Shipbuilding and Chevron. Approximately 40% of our current tenants are employed by one of these employers. During outages, we're unable to provide a space for them since we are usually full. This will alleviate that.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Gautier and the entire MS Gulf Coast is a destination for tourist. This project will off tourist a place to stay (cabin or RV) while enjoying boating, fishing, kayaking, and sightseeing.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This area has high boat, jet ski, and kayak traffic. This project will have both a kayak launch and (2) 60' boat ramps.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

Project Information

Project Year:	2026
Project Name:	Inda Industrial Park - Land/Sewer Project
Project Location:	Inda Road East and Old highway 49 Perkinson, Stone County, Mississippi 39573
County:	Stone

Applicant

Name	Stone County Board of Supervisors
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Address 1:	323 E. Cavers Avenue
Address 2:	
City:	WIGGINS
State:	MS
Zip:	39577

Mailing Address

Address 1:	P.O. Box 7
Address 2:	
City:	Wiggins
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Zip:	39577

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

Project Description/Overview

The Inda Industrial Site is a 189-acre public-private partnership formalized through a Memorandum of Agreement and restrictive covenants between Stone County and the landowners. This initiative was established to promote and attract industrial development, particularly businesses requiring rail access. Over the years, the County has made strategic infrastructure investments to prepare the site for large-scale industrial use. These include paving the site's public access road from gravel to 22-foot-wide asphalt with the support of an Economic Development Administration (EDA) grant, and the installation of a large-diameter water line for fire suppression by the Stone County Utility Authority.

In 2021, Stone County was awarded its first Gulf Coast Restoration Fund (GCRF) grant to construct rail industrial leads into the property. That project is currently underway and scheduled for completion in June 2027. These cumulative improvements demonstrate a phased, long-term strategy to unlock the site's full potential and enhance Stone County's competitiveness in attracting job-creating industrial users.

Since 2008, Stone County has averaged one request for information (RFI) for a rail-served industrial site every 34 months. Four of the six RFIs came through the Mississippi Development Authority (MDA) and all were from large-scale industrial prospects. However, the County's lack of publicly controlled, shovel-ready sites hindered its ability to compete effectively. Recognizing this challenge, the Board of Supervisors and the Stone County Economic Development Partnership (EDP) began environmental assessments in 2021 and committed to proactively developing the Inda Industrial Park.

Currently, the site is served by electric power, natural gas, and water, but it lacks both public ownership and sewer infrastructure. This GCRF grant request seeks funding to address both of these gaps through land acquisition and the installation of a sewer system. Acquiring the site will allow the County to gain site control and improve eligibility for additional state and federal funding programs. Installing sewer infrastructure will remove the final major utility barrier, significantly enhancing the site's marketability and allowing it to meet the technical specifications demanded by modern industries.

Once the rail spurs and sewer infrastructure are complete, and the land is under public ownership, Inda Industrial Park will be transformed into a certified, shovel-ready industrial site, a rare and highly valuable asset in South Mississippi. With the recent sale of the EDP's 125-acre site to Anduril and full occupancy at the South Industrial Park on Highway 49, Stone County currently has no remaining industrial park capacity. This further underscores the strategic urgency and importance of completing the Inda site.

In July 2025, the County submitted the Inda site for a mock RFI review by Canadian Pacific-Kansas City Southern's marketing team to generate constructive feedback and improve future competitiveness. Mississippi Power has also supported the site's development through two Propel grants, further validating the project's regional significance. With continued phased investment, strong public-private collaboration, and GCRF support, the Inda Industrial Park will become a key driver of economic growth for Stone County and the broader Gulf Coast region.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

Project Timetable/Milestones

Estimated Start Date:	07/01/2026
Estimated Completion Date:	06/30/2027
Milestones	
Date	Milestone
March 2026 -	Grant announcements
July 15, 2026 -	Grant agreement in place, Design contracts in place.
October 15, 2026 -	Close on Land
January 15, 2027 -	Plans for sewer complete and advertise for construction.
June 30, 2027 -	Project complete and all reimbursements requested.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

Funding Section	
GCRF Funds Requested	\$2,548,500
Total Matching Funds	\$637,125
Overall Total Funds	\$3,185,625
Applied For Matching Sources	N/A
Secured Matching Sources	Stone County Board of Supervisors
Previously Funded With GCRF Funds	Yes
Legislative Session	2021

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	1
Which Phase Is This	1
Description of all phases	The grant process for the project is structured in one key phase. Grant announcements are expected to be made in March 2026. By July 15, 2026, the grant agreement will be finalized, and design contracts will be in place. The acquisition of land is scheduled to be completed by October 15, 2026. Following that, sewer plans will be finalized, and construction will be advertised by January 15, 2027. The project is anticipated to be fully completed by June 30, 2027, with all reimbursements requested by that date.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	500
Total Full-Time Employment	500
Indirect Jobs Total	30

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Inda Industrial Park is a strategically planned, public/private industrial development. Completing sewer infrastructure and securing public ownership will transform the site into a truly "shovel-ready" asset. This positions the county to recruit new manufacturers and logistics firms, which will directly grow the tax base, generate high-wage jobs, and catalyze private investments, amplifying economic benefits throughout the region.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Ownership and sewer improvements dramatically increase the site's market value and qualifies it for additional state and federal site development grants. Historical data shows that since 2008, Stone County has received one request every 34 months from large-scale industrial projects for rail-served sites, but could only show conceptual plans. This project changes that, turning the site into a market-ready asset. The return on investment will be substantial: sustained job creation, long-term property tax growth, and private capital investment that outpaces the public cost over time.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Sewer systems are durable assets designed for decades of use with minimal maintenance and scalable capacity, and the 189-acre site can accommodate phased development, ensuring stable property tax growth. Performance metrics, including acres developed, jobs created, and private investment secured, will guide accountability and demonstrate sustainability over time.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Stone County has a strong track record of leveraging diverse funding sources: the earlier rail spur funded by GCRF plus local match, EDA grants for road paving, and two propel grants from Mississippi Power to support the project. Public ownership will unlock eligibility for Mississippi Development Authority (MDA) site grants and federal infrastructure programs, while private tenants will also contribute to site improvements. This diversified funding approach reduces reliance on BP settlement funds and maximizes economic impact.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

5	Supported by multiple government or private sector entities	The project has coordinated support from the Stone County Economic Development Partnership, the Utility Authority, and Mississippi Power. The Canadian Pacific-Kansas City Southern marketing group is also reviewing the site in a mock RFI, offering guidance on site competitiveness. This broad engagement from public and private stakeholders confirms the regional significance of Inda Industrial Park and reduces project risk.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	The rail spur is already under construction and scheduled to be complete by June 2027. Sewer design and engineering can begin immediately upon funding approval, leveraging existing site studies and environmental assessments begun in 2019. This proactive groundwork shortens the timeline to full site readiness, ensuring that the park can meet demand quickly.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Expanded sewer infrastructure improves environmental quality, supports public health, and makes the site viable for modern industries. Attracting new employers increases household incomes and drives demand for housing, retail, and local services, directly enhancing residents' quality of life. A strong industrial base also creates fiscal stability, helping fund public amenities that benefit the entire community.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Historically, the county struggled to attract large-scale rail-served industries because it could only offer conceptual site plans. Completing sewer infrastructure and securing public ownership transforms Inda Industrial Park into a fully serviced, rail-enabled site—a key requirement for high-growth manufacturers and logistics companies. The park will become a competitive asset that can fully capture opportunities that have eluded Stone County in the past.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Inda Industrial Park directly leverages the new rail spur, existing public roads, proximity to Highway 49, and the Port of Gulfport. Combined with large-diameter water lines installed for fire suppression, the site offers multimodal logistics options essential for modern manufacturing and distribution. These connections make Stone County an attractive node within the broader Gulf Coast trade corridor.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

10	Transformational for the future of the region but creates a wider regional impact	Stone County's existing industrial parks are full, and the sale of the EDP's 125-acre site to Anduril leaves no available inventory. Developing the 189-acre Inda Industrial Park is transformational: it creates a new industrial base capable of attracting multiple employers. The economic benefits, such as jobs, tax revenue, and supplier growth, will extend beyond county lines, strengthening the entire Gulf Coast region.
11	Enhances the marketability of existing industrial properties	Sewer infrastructure added to Inda Industrial Park extends capacity to nearby properties, increasing their development potential. Site selectors and industrial developers are more likely to invest in areas that can support future expansion. This broader improvement in infrastructure enhances the competitiveness of all nearby industrial properties.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	By preparing a large, rail-served, sewerred site, the county can target advanced manufacturing and distribution industries aligned with regional strategies. As new employers cluster in the park, the county can develop specialized workforce programs and supplier networks, evolving into a competitive hub for rail-served industrial activity.
13	Infrastructure project for business retention and development	Modern sewer capacity supports both new business and existing industries that need to expand production or add shifts. Without sewer service, existing firms might be constrained or forced to relocate. By investing in infrastructure, the county signals that it is committed to retaining current employers while recruiting new ones.
14	Enhances research and innovative technologies in the region	This project's use of Horizontal Directional Drilling (HDD) reflects modern engineering that minimizes environmental disruption, an important factor for industries focused on sustainability and innovation. By delivering reliable, fully serviced industrial land, the project creates the foundation needed to attract advanced manufacturers, research-focused businesses, and technology-driven operations. It strengthens the region's ability to support pilot-scale production and innovation-centered growth, helping build a more resilient and competitive local economy.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County Board of Supervisors

Project Name: Inda Industrial Park - Land/Sewer Project

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Project success will be measured by clear performance metrics that reflect both short-term progress and long-term return on investment. These include jobs created, private investment secured, and the number of parcels occupied by new or expanding businesses. It will also track how effectively the new sewer system and previously funded rail spur are used to support industrial activity. Over time, these improvements are expected to grow the local tax base and strengthen the county's economic foundation. All metrics will be reported annually to ensure transparency, accountability, and measurable progress.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

Project Information

Project Year:	2026
Project Name:	Stone Middle School, Career and Technical Education Implementation, Phase III
Project Location:	400 East Border Avenue, Wiggins, MS
County:	Stone

Applicant

Name	Stone County School District
Contact:	Boyd W.
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Address 2:	
City:	WIGGINS
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Mailing Address

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Zip:	39577

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

Project Description/Overview

The Stone County School District (SCSD) is requesting \$1,000,000 from the Mississippi Gulf Coast Restoration Fund to support the renovation and equipping of classroom space in the current Stone High School to implement Project Lead The Way (PLTW) programs (Nationally recognized STEM educational program) for Stone Middle School students. This initiative, Phase 3 of SCSD's multi-phase workforce development and education pipeline strategy, will expand the district's high-performing Career and Technical Education (CTE) offerings by creating a seamless, early-entry pathway into STEM and technical careers for middle school students.

This project builds upon two previously funded Gulf Coast Restoration Fund investments that established and equipped the Stone Career and Technical Education Center, which currently serves students in grades 9–12. The newly proposed middle school STEM program will serve as a feeder system into the existing high school CTE offerings, advancing regional competitiveness, economic diversification, and workforce preparedness in STEM-related fields.

SCSD is undergoing a facilities transformation. A new high school is under construction and scheduled to open in August 2026, at which time the existing Stone High School building will become available. With many of its classrooms already vacated (due to relocation to the new Stone Career and Technical Education Center), SCSD has an unprecedented opportunity to repurpose these underutilized spaces for innovation and growth—without requiring additional land acquisition or new construction.

The district has identified a critical gap in early STEM exposure and career exploration for students in middle school. Currently, STEM-focused programs are offered at the high school level but are very limited at the middle school level, which delays hands-on learning and career engagement. As Mississippi and the broader Gulf Coast region continue to seek talent in engineering, computer science, and technical trades, it is essential to engage students earlier, particularly those from rural and underrepresented backgrounds.

This initiative will include the following major components:

1. Facility Renovation

Renovate approximately 5100 sq ft in the existing Stone High School to create:

Three labs/project-based classroom spaces to support STEM instruction, collaborative learning spaces, and secure equipment and storage area. Upgrades will include flooring, lighting, classroom reconfiguration, and network infrastructure.

2. Program Launch and Equipment

Purchase curriculum-aligned equipment, tools, and technology kits for PLTW programs in: Science of Technology, Automation and Robotics, and Green Architecture.

3. Integration with Outdoor Instruction

Integrate the renovated facility with the City of Wiggins' boardwalk project, which terminates at the school property. This will enable outdoor STEM instruction and environmental science labs, transforming the boardwalk into a living classroom for project-based learning in biology, ecology, and design. Awnings of the hall containing these classroom spaces will also be renovated to provide safe, sheltered outdoor spaces for instruction.

By Fall 2027, the district will launch its new middle school STEM programs with capacity to serve up to 200 students per year. Within three years, the district anticipates:

An increase in enrollment in high school CTE pathways (Computer Science, Power and Energy Instrumentation, Welding, and Diversified Agriculture), at least 3 teachers certified in PLTW middle grades curriculum (pending

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

professional development funding support from Stone County Economic Development), a measurable increase in STEM engagement and skill development among middle school students, and strengthened postsecondary alignment through collaboration with William Carey University and Mississippi Gulf Coast Community College, supporting early college access, dual enrollment, and long-term workforce planning.

This initiative is strongly supported by a network of regional stakeholders including Stone County Economic Development Partnership, William Carey University, Mississippi Gulf Coast Community College, City of Wiggins, parents, teachers, and leaders of the community as evidenced by letters of support.

The Stone County School District is ready to begin implementation immediately upon funding approval. The district owns the property and has facility assessments already completed. Classrooms in the designated area have been vacated, and construction is scheduled to begin in Summer 2026 with completion by Summer 2027, in time for occupancy in the 2027–28 school year.

The district has a proven record of successful implementation and scaling of major infrastructure and programmatic initiatives through Phases 1 and 2 of GCRF support as well as the construction in progress of the new high school primarily funded by the passing of a bond referendum in 2022.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

Project Timetable/Milestones

Estimated Start Date: 06/01/2026

Estimated Completion Date: 06/30/2027

Milestones

Project Period: Summer 2026 – Summer 2027

The Stone County School District has developed a clear, achievable implementation plan for the renovation and launch of its middle school STEM program within the existing Stone High School facility. The project timeline has been carefully aligned with the district's broader campus transition plan: the current high school will be vacated in Summer 2026 as students and staff move into a newly constructed high school building. This timing allows for immediate and uninterrupted access to the renovation site also ensuring the safety of our students and staff.

The overall project is structured around three key implementation phases: Pre-Construction Coordination, Renovation & Installation, and Program Launch Preparation. The district will manage the project through its Facilities and CTE offices, supported by an external construction management firm and a PLTW-certified implementation specialist.

Milestone 1: Pre-Construction Coordination (June 2026 – August 2026)

1. Finalize Construction Documents
2. Work with architects and contractors to finalize floorplans, specifications, and equipment layout.
3. Confirm lab layout for PLTW modules (e.g., Design & Modeling, Automation & Robotics)

Milestone 2: Procurement of Contractors and Vendors (July 2026-September 2026)

1. Solicit bids and secure contracts for construction, renovation, and equipment installation.
2. Site Preparation
3. Clear and secure designated classrooms
4. Begin minor demolition and removal of outdated infrastructure.

Milestone 3: Renovation and Equipment Installation (September 2026 – March 2027)

1. Structural modifications, electrical improvements, lighting and ceiling replacements.
2. Network infrastructure and hardware updates to support PLTW technology integration.
3. Install PLTW lab fixtures and equipment.

Milestone 4: Program Launch Preparation (April – July 2027)

1. Curriculum Alignment and Scheduling with intentional focus on vertical alignment between the PLTW courses: Automation & Robotics, Science of Technology, and Green Architecture with SCSD CTE offerings: Instrumentation/Power & Energy, Welding, Diversified Agriculture, and Computer Science Engineering.
2. Finalize middle school course offerings aligned to PLTW Gateway modules.
3. Integrate outdoor learning labs and boardwalk-based projects into the curriculum.
4. Confirm PLTW certifications for participating teachers (PD funding via Stone County Economic Development pending)
5. Complete final walkthroughs with contractors and inspectors.
6. Approve facility for instructional use starting August 2027.
7. Launch program promotion plan.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

Milestone 5: Launch Date: August 2027 (2027–2028 Academic Year)

The new middle school STEM programs will open at the start of the 2027–2028 school year, fully equipped and staffed to serve Stone Middle School students.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

Funding Section	
GCRF Funds Requested	\$1,002,450
Total Matching Funds	\$1,200
Overall Total Funds	\$1,003,650
Applied For Matching Sources	The Stone County School District has a pending request with Stone County Economic Development Partnership for \$1200. This funding request is for the professional development fees required to train teachers who will be teaching the new STEM curriculum. The request will remain pending until notice of GCRF award is received.
Secured Matching Sources	.
Previously Funded With GCRF Funds	Yes
Legislative Session	2020, 2021

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	0
Total Full-Time Employment	0
Indirect Jobs Total	1

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	This project will enhance the long-term competitiveness of the Mississippi Gulf Coast by creating a STEM pipeline starting in middle school and aligned with the district's high school CTE programs. Students will gain early exposure to engineering, advanced manufacturing, and computer science—fields critical to regional economic growth. The program prepares students for postsecondary success and workforce entry, strengthening the talent pool and attracting private sector investment. With strong partnerships, the project also integrates outdoor learning infrastructure that supports quality of life and future workforce development. This investment in early STEM education supports job creation, workforce alignment, and long-term tax base growth. With over 50% of the labor force commuting to jobs outside the county, students entering the labor market with advanced training will improve hiring conditions throughout the region.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	This project offers a strong return on investment by converting existing, underused school facilities into modern STEM learning spaces with minimal infrastructure cost. It supports long-term growth by aligning education with regional workforce needs, increasing the supply of skilled workers, and attracting private-sector interest. Early STEM exposure will boost enrollment in high school CTE pathways, leading to more certifications, postsecondary participation, and local job placement. With low upfront costs, strong partnerships, and durable infrastructure, this project delivers lasting value. It repurposes district-owned assets to provide over 20 years of educational benefit. The expected economic returns in workforce earnings, infrastructure savings, and community engagement far exceed the \$1 million investment. This investment spread over the life of the facility, 20 years, is a \$50,000 annual the expected 20 year lifespan of the facility.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	This project is financially sustainable due to its use of an existing, district-owned facility that requires no new land acquisition. Once renovated, the space will be maintained through the district's regular operations budget. Program costs, including teacher salaries and curriculum licensing, are supported by ongoing local and state education funding. Teacher certification is funded through a pending partnership with Stone County Economic Development. Long-term success will be measured through key performance metrics: annual student enrollment in PLTW courses, CTE pathway transitions, industry certification rates, and postsecondary placements. These indicators will be tracked annually and reported to stakeholders, ensuring accountability and continuous improvement.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	Stone County School District has a proven record of leveraging funds from multiple sources. Professional development for teacher certification is expected to be funded by Stone County Economic Development, reducing program launch costs. The school district will sustain ongoing operational expenses through its federal, state, and local appropriations as well as 16th section timber sales/leases, and local business and industry contributions. Additional support comes from higher education partners who will assist with curriculum alignment and dual enrollment opportunities. The City of Wiggins' investment in the boardwalk infrastructure directly complements this project, extending its instructional footprint. Together, these partnerships reflect a collaborative funding model that maximizes the impact of BP settlement funds.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

5	Supported by multiple government or private sector entities	Stone County School District and the SMS STEM project are supported by multiple government and private sector entities. Federal programming supports the district as well as state level support including strong relationships with MDA, MDE and business/industry with regional presence such as SMPDD, Ingalls, and Mississippi Power. Local government as well as business/industry leaders consistently provide financial and advisement support. The Stone County Economic Development Partnership is a key partner, often providing funding, resources, and expertise to assist with teacher development, enhanced student learning programs, and innovative projects. This project has also received strong support from local educators, parents, and community leaders, demonstrating widespread public and institutional backing. The SMS STEM project is supported by these entities as evidenced by their letters of support attached. This multi-sector collaboration strengthens the project's impact and sustainability.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	SCSD owns the land, so no right-of-way requirements are needed. All required infrastructure is in place to support the development. This project is shovel-ready and positioned to move quickly and efficiently into the design and renovation phase. The school district owns the facility and has already vacated the targeted classrooms, eliminating delays related to land acquisition or relocation. Since the building is existing and previously used for instruction, major structural changes are not required, minimizing permitting and environmental review timelines. Preliminary planning has been completed, and the district is prepared to engage contractors and begin renovations immediately following funding approval. Construction is scheduled to begin Summer 2026, ensuring an efficient project launch and on-time completion by Summer 2027, requiring a timeline of only about 12 months.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	This project enhances quality of life and regional appeal by transforming an underutilized school facility into a state-of-the-art STEM education hub that directly supports workforce readiness and economic opportunity for local youth. The project also improves the local business environment by investing in youth skills development that supports long-term job retention and economic mobility. It also strengthens community infrastructure through its integration with the City of Wiggins' boardwalk project, which ends at the school site. The boardwalk will serve as an outdoor classroom for environmental science, engineering, and project-based learning—creating a unique learning environment that ties education to recreation. This shared-use space increases public engagement, supports eco-tourism, and improves the community's attractiveness to families, educators, and employers looking to invest in a vibrant, future-focused region.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	This project strengthens the region's capacity to attract and support high-growth industries by building a skilled, locally trained STEM workforce beginning in middle school. Students will gain early exposure to engineering, computer science, and other in-demand fields aligned with Mississippi's targeted growth sectors. By expanding the talent pipeline into the district's CTE center and postsecondary partners, the project equips students with the technical skills, credentials, and career readiness that employers seek. This investment enhances Stone County's competitiveness for industry recruitment and retention, positioning the region as a hub for innovation, workforce development, and long-term economic growth.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project leverages and enhances key regional educational assets by building a direct STEM pipeline from Stone County's middle schools to the newly constructed Stone Career and Technical Education Center, a previously funded GCRF investment. It also strengthens partnerships with regional higher education institutions—Mississippi Gulf Coast Community College and William Carey University—through curriculum alignment, dual enrollment planning, and teacher development. These partnerships ensure that students are connected to local training and credentialing pathways that lead to high-demand fields supporting nearby military, port, and industrial sectors. The project builds on existing infrastructure to elevate the region's educational and workforce readiness ecosystem.

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

10	Transformational for the future of the region but creates a wider regional impact	This project is transformational because it builds a long-term STEM education and workforce pipeline beginning in middle school—an uncommon investment in rural regions. It not only prepares students for high-demand careers but also strengthens a multigenerational strategy for regional economic mobility. By aligning with the Stone Career and Technical Education Center, local higher education institutions, and industry partners, the project creates a scalable model for early STEM engagement. Its regional impact extends beyond Stone County, as the trained workforce will support surrounding counties and industries tied to technology, manufacturing, and defense. This initiative lays the foundation for broader economic resilience across South Mississippi.
11	Enhances the marketability of existing industrial properties	This project enhances the marketability of existing industrial properties in Stone County and the surrounding Gulf Coast region by developing a homegrown, STEM-literate workforce that meets the talent needs of advanced manufacturing, engineering, and technology-based employers. By creating a middle-to-high school pipeline via Stone Middle School and the Stone Career and Technical Education Center, the district ensures a steady supply of skilled workers equipped for high-growth industries. This workforce readiness makes nearby industrial sites more attractive to prospective employers seeking reliable labor, long-term community investment, and education-to-employment alignment—all key factors in site selection and business recruitment.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	This project enhances targeted industry clusters—specifically advanced manufacturing, engineering, and information technology—by establishing a dedicated middle school STEM program that feeds directly into the district's existing high school CTE pathways and local postsecondary institutions. Students will engage early with industry-aligned curricula that build critical thinking, technical skills, and career awareness. Together with the Stone Career and Technical Education Center, this initiative forms a regional Center of Excellence in STEM education and workforce development, uniquely positioned to support and expand key industry clusters across South Mississippi. With the partnerships of higher education, this project

Gulf Coast Restoration Fund Funding Request

Applicant: Stone County School District

Project Name: Stone Middle School, Career and Technical Education Implementation, Phase III

13	Infrastructure project for business retention and development	This project qualifies as an infrastructure investment that directly supports business retention and development by renovating an existing school facility into a dedicated middle school STEM education hub. By equipping students with early exposure to skills in engineering, advanced manufacturing, and computer science, the project builds a future-ready workforce aligned with the needs of local and regional employers. The availability of a skilled labor pipeline is a key factor in retaining current businesses and attracting new investment. Stone County's economy has emerging demand in advanced manufacturing and technical services. By building a pipeline in STEM fields aligned with these needs, the project strengthens the talent pool and supports industries key to regional growth. This education-focused infrastructure project strengthens the local business climate, supports economic growth, and reinforces long-term employer confidence in the region's talent development capacity.
14	Enhances research and innovative technologies in the region	This project enhances innovation in the region by introducing advanced STEM curriculum focused on hands-on learning in engineering, computer science, and advanced manufacturing fostering a culture of creativity, experimentation, and problem-solving from an early age. These skills directly support the growth of technology-driven industries and position the region to be more competitive in attracting innovation-based employers. In partnership with MGCCC and William Carey University, the district is helping build a regional foundation for research, technical training, and applied learning that strengthens South Mississippi's innovation ecosystem.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	This project includes clear performance metrics to measure outcomes and return on investment over time. Key indicators will include annual student enrollment in Stone Middle School STEM courses, progression into high school CTE pathways, number of industry-recognized credentials earned, teacher certifications completed, and student postsecondary or workforce placements. These metrics will be tracked annually and reported to stakeholders, with a focus on increasing workforce readiness and educational attainment. Over a 10-year period, the project is expected to yield measurable gains in employment potential and regional economic output—demonstrating a strong, data-driven return on investment for the region.

Gulf Coast Restoration Fund Funding Request

Applicant: SUPERIOR OPTICAL LABS, INC

Project Name: Facility Expansion for Government Contracts

Project Information

Project Year:	2026
Project Name:	Facility Expansion for Government Contracts
Project Location:	6525 Sunplex Drive Ocean Springs MS 39564
County:	George, Hancock, Harrison, Jackson, Pearl River, Stone

Applicant

Name	SUPERIOR OPTICAL LABS, INC
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Address 2:	
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State:	MS
Zip:	39564

Mailing Address

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Address 2:	
City:	OCEAN SPRINGS
State:	MS
Zip:	39564

Gulf Coast Restoration Fund Funding Request

Applicant: SUPERIOR OPTICAL LABS, INC

Project Name: Facility Expansion for Government Contracts

Project Description/Overview

Superior Optical is a proud Service-Disabled Veteran-Owned Small Business (SDVOSB) located in Ocean Springs, Mississippi. Since our founding in 1991, we have grown to employ over 150 individuals from Jackson County and the surrounding areas. For more than 20 years, we have been honored to manufacture eyeglasses for our Nation's Veterans through our contracts with the Department of Veterans Affairs (VA). In addition, we supply eyewear for employees and retirees of local corporations such as Chevron and multiple private practice optometry groups across the country.

In recent years, Superior Optical has taken significant steps to position ourselves for growth. We self-funded the expansion of our optical laboratory from 12,500 to more than 45,000 square feet to support increased production capacity and improve our competitiveness for additional VA contracts. Currently, we produce between 1,500 and 2,000 pairs of eyeglasses each day—most of which are for Veterans. However, this represents only a fraction of the 10,000 to 12,000 daily orders placed through the VA nationwide.

The VA has consistently recognized the exceptional performance of our existing contracts and has expressed strong interest in expanding our partnership—so long as we can meet their growing capacity needs. To demonstrate our readiness, the VA visited our facility last year. In preparation, Superior invested \$9,604,671 of our own capital to expedite infrastructure improvements and equipment upgrades.

To meet the anticipated demand from future VA contracts, we must now expand our Anti-Reflective (AR) Coating Department—a critical element of modern ophthalmic lens production. AR coatings enhance visual clarity, reduce glare, improve scratch resistance, and reduce eye strain—features now expected by over 60% of our customers. The expansion of our AR facility will directly improve the quality, consistency, and volume of lenses produced in-house.

The proposed AR facility will include:

- Cleanroom infrastructure (filtration systems, pressure controls, specialized lighting)
- Vacuum coating chambers for multilayer AR application
- Dip coaters and curing ovens for hard coating
- Hydrophobic and oleophobic top-coat stations
- Inspection zones with laminar flow technology

This development will reduce the need for outsourcing, shorten turnaround times, and enhance innovation and workforce training. With support from the Gulf Coast Restoration Fund (GCRF) and endorsement from the State of Mississippi, Superior is poised to become the VA's premier optical laboratory in the United States.

We are deeply proud of the trust placed in us by both state and federal leadership. This funding would not only strengthen our company but would bring tremendous benefits to the Mississippi Gulf Coast—creating hundreds of high-skill, high-wage jobs such as lab directors, shift supervisors, and team leads for specialized technical roles. As a veteran-owned business led by our CEO Derek Bodart—a U.S. Navy veteran (1990–1997)—Superior Optical is committed to providing meaningful employment opportunities to fellow Veterans. Derek and our leadership team have worked tirelessly to make Superior a preferred employer in South Mississippi, investing in cutting-edge technologies like the DVI Lab Management Software (LMS) and recruiting experienced professionals from across the country to join us here in Ocean Springs.

The opportunity to expand our partnership with the VA would have a transformative impact—not just on Superior

Gulf Coast Restoration Fund Funding Request

Applicant: SUPERIOR OPTICAL LABS, INC

Project Name: Facility Expansion for Government Contracts

Optical but on the lives and livelihoods of our employees, their families, and our community. With the support of the GCRF, we believe the best is yet to come. This initiative reflects the deep pride we feel in producing eyeglasses that restore the vision of our Nation's heroes—right here in Mississippi.

Thank you for your consideration and continued support. We warmly welcome all interested parties to visit and tour our facility to learn more about the important work we are doing.

Gulf Coast Restoration Fund Funding Request

Applicant: SUPERIOR OPTICAL LABS, INC

Project Name: Facility Expansion for Government Contracts

Project Timetable/Milestones

Estimated Start Date:	01/30/2026
Estimated Completion Date:	09/30/2026
Milestones	
Our timeline will vary due to tariffs and shipping of equipment.	
February 2026 - Notify VA of expansion obligations ability	
February 2026 - Have plans verified and begin meetings with contractor to start construction within Building	
February 2026 - Notify vendors of equipment orders and estimate delivery dates to coordinate with building construction	
March 2026 - Finalize all construction plans and begin construction	
March 2026 - July 2026 - Construction of Building (quote good until 7/24/25)	
July 2026 - Receipt of all equipment (may vary, but we will except all equipment as soon as we can receive and store, if necessary.	
August 2026 - All new equipment in place, and tested	
September 2026- Hiring and training of all new employees; training of older employees on new machines, as needed.	

Gulf Coast Restoration Fund Funding Request

Applicant: SUPERIOR OPTICAL LABS, INC

Project Name: Facility Expansion for Government Contracts

Funding Section	
GCRF Funds Requested	\$9,343,677
Total Matching Funds	\$9,604,671
Overall Total Funds	\$18,948,348
Applied For Matching Sources	We will not be receiving any other source of funding.
Secured Matching Sources	We have lines of credit that we can draw from, however most sourcing are owners return investment into Superior Optical.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: SUPERIOR OPTICAL LABS, INC

Project Name: Facility Expansion for Government Contracts

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	25
Increase in Full-Time Employ From Proj	25
Total Full-Time Employment	50
Indirect Jobs Total	50

Gulf Coast Restoration Fund Funding Request

Applicant: SUPERIOR OPTICAL LABS, INC

Project Name: Facility Expansion for Government Contracts

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Most optical education is not in Mississippi . We have already worked with Mississippi workforce development to train Mississippi in this specific field. Until these employees are found and trained, Superior Optical relocates employees , that move to Mississippi and spend in Mississippi.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	The return of investment is huge for not only Superior obtaining these VA contractors but also for our community. Being the largest optical manufacture located here in Mississippi.
5	Supported by multiple government or private sector entities	We not only bring more to our veterans but the private sector of the post office, in which we use for shipping would also see the abundance of work/income.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Yes, we already have a large portion of our plans designed and ready to go.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Superior is extremely involved within our community and any tourism events that we are aware of. We are also beginning involvement in the mental health support.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Project Information	
Project Year:	2026
Project Name:	Virtual Care Network (VCN) on the Gulf Coast of MS
Project Location:	As a startup, we do not have a fixed location yet. Selecting our location in one of the coastal counties depends on award funds. The location will serve as an office for nurses and doctors to conduct patient consultations via video conferencing. It will include a conference room, offices for tech specialists to ensure IT systems function properly and administrative offices. This setup will enable VCN to provide high-quality virtual healthcare services efficiently.
County:	Hancock, Harrison, Jackson

Applicant	
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Zip:	39157
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Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Project Description/Overview

The healthcare industry continues to have opportunities for innovative care models. The connectivity and scalability that the internet provides to other service industries have not been fully applied to healthcare. An intelligent combination of technology and methodology in healthcare could unlock efficiencies seen in various service industries.

Telemedicine, for instance, has shown promise but has not effectively changed the care model on a grand scale due to several shortcomings, including a lack of integration with existing healthcare systems, fragmented care coordination, absence of standardized protocols, inconsistent care delivery, and insufficient management of chronic conditions. The Virtual Care Network can address these issues by leveraging telemedicine to disrupt traditional care models. By creating partnerships between primary care providers and specialists and grouping patient populations based on homogenous demographics, care plans can be streamlined. Remote monitoring and chronic care management would further enhance efficiency, ensuring timely and accurate patient care.

Starting with key Mississippi partnerships between primary care providers and specialists will establish a cohesive virtual care network. Using telemedicine, innovative team structures, and machine learning, the patient populations would be segmented based on demographics. Currently, healthcare providers navigate a high volume of patient encounters that yield low financial returns. The goal is to alleviate the management burden of these encounters by offloading maintenance care to the Virtual Care Network (VCN). This allows providers to focus on patients in person with more complex health issues and higher needs. Implementing remote monitoring and chronic care management solutions can also enhance patient outcomes and alleviate strain on healthcare infrastructure. Proactive intervention and personalized care lead to more efficient resource allocation and improved patient satisfaction.

The future of healthcare is leaning towards AI algorithmic care, where patients are grouped into demographics for more efficient and personalized treatment plans. This advanced approach promises to optimize resource allocation and improve patient outcomes significantly.

The National Center for Chronic Disease Prevention and Health Promotion clearly lists an estimated market size:

- \$4.5 trillion in health care expenditures for chronic and mental conditions.
- 944,800 Americans die of heart disease and stroke every year (1/3 of all deaths).
- 600,000 Americans die from cancer, and costs associated with care continue to rise.
- 38 million Americans have diabetes.

<https://www.cdc.gov/chronic-disease/data-research/facts-stats/>

CDC_AAref_Val=<https://www.cdc.gov/chronicdisease/about/costs/index.htm>

The Gulf Coast Restoration Fund presents a unique opportunity to scale this idea and bring lasting change to the healthcare industry, starting right here on the Gulf Coast of Mississippi. The Virtual Care Network (VCN) will create incredibly valuable jobs related to medicine, administration, and technology for the counties of the Gulf Coast. Considering the committed partners, VCN would need at least 15 permanent full-time jobs in the first year.

The Three Pillars to VCN:

****NETWORK CARE****

Grouping patient populations that are highly homogenous for streamlining care. Patients remain connected to their doctor and clinic through structured visitations on site. The VCN team meets with the patient virtually in a dedicated

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

room.

****REMOTE PATIENT MONITORING****

Patients are monitored by VCN between their on-site virtual appointments in the clinic. Patients record data in their home from heart measurements to glucose to blood pressure and more. Technology is put in the patient's environment for collecting this data.

****CHRONIC CARE MANAGEMENT****

Patients are regularly called and checked on to discuss changes in symptoms and consistent medication compliance.

This initiative not only addresses current gaps in healthcare access but also sets the stage for a more integrated and efficient care delivery model. Its innovative nature aligns with the evolving needs of our healthcare system, making it a valuable addition to the industry.

The Virtual Care Network's potential to disrupt traditional care models and foster collaboration across various regions makes it a compelling opportunity for investment and development. With a focus on the Gulf Coast of Mississippi, this project is poised to revolutionize healthcare delivery, setting new standards for efficiency, accessibility, and quality of care.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Project Timetable/Milestones

Estimated Start Date: 08/01/2026

Estimated Completion Date: 07/31/2028

Milestones

These milestones are based on \$1,500,000 worth of funding for a startup. The following timeline outlines the steps needed to build the Virtual Care Network (VCN) from the ground up, detailing key milestones and employment growth over the first two years. The work done prior to any award by the GCRF would include identifying potential lease locations, formalizing MOUs with pilot locations, and building an advisory board.

Year 1

Quarter 1 (Q1)

Project Planning and Initial Setup

- Form the business entity and complete legal requirements to operate.
- Finalize detailed project plan and timelines.
- Narrow the search for an ideal office location in one of the coastal counties---many will have been researched in early 2026.
- Start shopping for initial IT hardware.
- Research and select Electronic Health Records (EHR) software options.
- Begin credentialing and requirements to operate a medical practice.
- **Employees Hired:**
- Project Manager: 1
- **Total Employees by End of Q1: 1**

Quarter 2 (Q2)

Location and Initial Hiring

- Secure a lease for the office space and move in.
- Begin acquiring IT hardware.
- Finalize the selection and begin the implementation of EHR software.
- Start the recruitment process for medical staff.
- **Employees:**
- Healthcare Admin: 1
- **Total Employees by End of Q2: 2**

Quarter 3 (Q3)

Staff Onboarding and EHR Implementation

- Onboard hired medical staff and train in technology.
- Train staff on EHR software.
- Begin setting up the virtual care infrastructure (video conferencing systems, patient monitoring tools).
- Hire IT staff to support infrastructure setup and maintenance.
- **Employees:**
- Nurses: 2
- Doctors: 1
- IT Specialists: 1

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

- **Total Employees by End of Q3: 6**

Quarter 4 (Q4)

- **Operational Setup and Initial Credentialing**
- Complete the setup of the virtual care infrastructure.
- Finalize the credentialing process to bill insurance.
- Begin serving the pilot locations and conducting virtual consultations.
- Start developing the care models, standard operating procedures, and other medical plans.
- Strengthen networking efforts to attract patients and potential contracts beyond initial pilot locations.
- Hire additional administrative support to handle credentialing and billing processes.
- **Employees:**
- Billing Specialists: 2
- Credentialing Coordinator: 1
- **Total Employees by End of Q4: 9**

Year 2

Quarter 5 (Q5)

- **Initial Patient Onboarding**
- Start onboarding initial patients from new locations and conducting virtual consultations.
- Continue networking efforts to expand the patient base.
- Hire additional staff as needed based on patient volume.
- **Employees:**
- Patient Liaisons: 1
- **Total Employees by End of Q5: 10**

Quarter 6 (Q6)

- **Scaling Operations and First Paying Contract**
- Land the first paying contract beyond pilot locations with a healthcare provider or insurer.
- Expand patient monitoring programs and chronic care management services.
- Hire more IT staff.
- **Employees:**
- IT Staff: 1
- Accountant: 1
- Operations Manager: 1
- **Total Employees by End of Q6: 13**

Quarter 7 (Q7)

- **Enhancing Service Offerings and Continued Hiring**
- Enhance service offerings based on patient and provider feedback.
- Continue recruiting specialists.
- Develop additional partnerships with primary care providers and specialists.
- Hire sales support.
- **Employees:**
- Specialists: 2 (e.g., Cardiologists, Endocrinologists)
- Sales/Marketing: 1

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

- ****Total Employees by End of Q7: 16****

Quarter 8 (Q8)

- ****Full Operational Capacity and Continuous Improvement****

- Achieve full operational capacity with all key staff positions filled.

- Continuously monitor and improve service delivery and patient care outcomes.

- Expand partnerships and contracts to further scale the virtual care network beyond state borders.

- Hire additional medical and administrative staff to reach full capacity.

- ****Employees:****

- Nurses: 1

- Doctors: 1

- Support Staff: 2

- Accounting Controller: 1

- ****Total Employees by End of Q8: 21****

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Funding Section	
GCRF Funds Requested	\$1,500,000
Total Matching Funds	\$300,000
Overall Total Funds	\$1,800,000
Applied For Matching Sources	If Virtual Care Network is awarded funding, the matching funds would largely come through bank loans from banks the applicants have previously worked with. There are also enough high-net-worth professionals in the network of the applicants expressing support which gauges interest in potential investment. Finally, some financial backing from the founders can be expected. A founder's role in this scenario would be to fill gaps of the matching funds not provided by a loan or other investment.
Secured Matching Sources	None
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	1
Description of all phases	Phase 1: Initial Launch on the Gulf Coast Securing office space, hiring essential staff, and obtaining necessary certifications and credentialing. Initial efforts will focus on forming partnerships with local healthcare providers and securing contracts to offer telemedicine services, ensuring care for the local population. Phase 2: Statewide and Regional Expansion Building partnerships with a wider network of primary care providers and specialists. By integrating telemedicine with traditional healthcare systems, VCN will enhance care coordination and improve patient outcomes on a larger scale. Phase 3: Scalable Care Algorithms and Specialized Teams Developing and implementing care algorithms that allow for scalable, efficient healthcare delivery. Patients will be grouped homogeneously based on demographic and health data, enabling hyper-focused, specialized care teams to address specific needs. Expanding out of the state of Mississippi.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	50
Total Full-Time Employment	50
Indirect Jobs Total	10

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	A new innovative care model on the Gulf Coast of Mississippi, such as VCN, could transform the region into a healthcare innovation hub, attracting significant private sector investment. VCN's telemedicine and care-model approach addresses critical healthcare access issues, making the area more attractive to residents and businesses. This improvement can enhance quality of life, retain local talent like graduating nurses and IT workers, and draw investments. According to McKinsey, healthcare executives believe more investment is needed in virtual technologies, machine learning, and modernizing EHRs—gaps VCN aims to fill, promising scalable growth, reduced costs, and improved patient outcomes. (https://www.mckinsey.com/industries/healthcare/ourinsights/digital-transformation-health-systemsinvestment-priorities)
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Phase 1 Enrollment: 1,000 patients Contracts: Secure 5 local provider and/or insurer contracts Revenue: Generate \$200,000 from patient services and contracts Phase 2 Expansion: Enroll 5,000 patients across Mississippi Contracts: Secure 10 additional state-wide contracts Revenue: Increase to \$1 million Efficiency: Reduce operational costs by 10% through economies of scale Phase 3 Regional Growth: Enroll 15,000 patients in neighboring states Revenue Streams: Increase by 20% through new services Revenue: Reach \$3 million Profitability: Achieve break-even Retention: Maintain 85% patient retention rate Summary: Considering the applicants' healthcare industry experience and the network they can leverage; these performance metrics strike a balance of being ambitious yet realistic.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	This project has strong relationships and letters of support demonstrating a history of securing funding. Relationships with key industry players and financial institutions indicate the ability to secure the necessary match amount. An innovative idea like this is highly attractive because key players in the industry recognize the urgent need within the healthcare industry. Drawing investment and collaboration will be possible due to the applicant's network. Private healthcare providers and technology firms have shown interest, and leveraging these connections, along with local, state, and federal support, enhances the project's viability and promises broad financial backing. This approach exemplifies a potential for scalable growth and economic impact. The applicant's network extends to Innovate (state entrepreneurship program) and even participating in the North/Central MS Angel Fund network with President Tom Jones.
5	Supported by multiple government or private sector entities	Letters provided demonstrate support from individuals with extensive experience in both the public and private healthcare sectors, including experts who understand telemedicine in Mississippi and its current shortcomings. These supporters comprehend what must be done to improve virtual care delivery. Their endorsements underscore the viability and necessity of such a project as VCN, demonstrating a clear path to enhanced healthcare access and efficiency through improved telemedicine infrastructure and practices. The applicant's network extends into several hospital systems with partners in the Delta Health System and Delta Health Centers and several ambulatory surgery centers. The applicants also have a deep network with Innovate and its Angel Fund: https://www.innovate.ms/ Finally, since the last application, the group has met with leadership in Singing River, Jackson County of Chamber of Commerce, and met with real estate owners and toured facilities in the Pascagoula area.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

6	Can move quickly and efficiently to the design, engineering, and permitting phase	Letters of support are provided from healthcare consulting partners, including MMS (Medical Management Services), who have extensive experience managing large healthcare systems such as St. Dominic's Hospital in Jackson and MEA. Their expertise ensures that any entity formed can move quickly and efficiently through the standard operating procedure design, compliance, and permitting phases to become a practicing entity. MMS's proven track record in healthcare management will facilitate timely project implementation and compliance with all regulatory requirements. For any property renovation, applicants would initially turn to its deep network with existing property managers (https://trihelm.com/) to ensure renovation compliance. The group has since the last application also acquired a medical practice and is in conversations to do so with another. The group is very aware of the process to create entities that participate in the medical industry and the network required to do so.
10	Transformational for the future of the region but creates a wider regional impact	VCN has potential to transform the Gulf Coast by creating attractive local jobs, retaining young talent, and drawing high-value positions to the area. This innovation benefits the broader region as partners like St. Dominic's Hospital and Pause Pain & Wellness can adopt the model, showcasing its scalability. Their interest demonstrates the potential for the platform to scale beyond the Gulf Coast. VCN's success can extend across Mississippi and potentially other states, changing healthcare delivery. This combination of local economic activity and broad-scale healthcare improvement highlights VCN's far-reaching potential, making it a catalyst for both regional transformation and wider systemic change.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

14	Enhances research and innovative technologies in the region	A recent CNBC article (July 2025) ranked Mississippi #45 for doing business, giving the state an F in access to capital and innovation. To be competitive, Mississippi must invest in innovation. VCN aims to implement a creative care model while providing significant research opportunities to improve patient health. VCN's approach will enable evolving care models streamlined for homogenous groups, enhancing healthcare delivery. Investing in VCN will not only address current healthcare needs but also position the Gulf Coast as a regional leader in healthcare innovation, attracting further investments and improving the state's business environment. https://www.cnbc.com/2025/07/10/top-states-for-business-americas-2025-the-full-rankings.html

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

Project Information

Project Year:	2026
Project Name:	USM Research and Teaching Vessel
Project Location:	The University of Southern Mississippi Gulf Coast Research Laboratory 703 E. Beach Drive Ocean Springs, MS 39564
County:	Hancock, Harrison, Jackson

Applicant

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Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

Project Description/Overview

The University of Southern Mississippi (USM) is requesting funds for the design and fabrication of a new research and teaching vessel. The new vessel will replace two aging and soon-to-be-retired vessels that provide the university and its partners critical access to the Gulf of Mexico and increase the educational and scientific capacity available to scientists, students, state and federal agencies, non-profits, and industry partners throughout Mississippi and the southeastern United States.

As a national leader in ocean science and engineering research and teaching, USM excels in addressing issues relevant in coastal and maritime settings. This is accomplished by embracing the dynamic nature of coastal environments and seeking agile and adaptive research-based solutions to ecological, social, and economic challenges. USM's Gulf Coast Research Laboratory (GCRL) has provided critical scientific support to the state of Mississippi and the broader Gulf of Mexico region and academic programming for K-12, undergraduate, and graduate level students since 1948. As Mississippi's designated marine laboratory, GCRL has historically maintained the unique advantage of owning and operating a fleet of research vessels that provide critical resources for research, education, and outreach efforts. In addition, USM's Roger F. Wicker Center for Ocean Enterprise has become a global hub for advancing Uncrewed Maritime Systems, ocean data science, maritime cyber research, and blue tech workforce training. This shoreside facility also supports research vessels, providing access to oceanographic and optionally crewed vessels. The use of large vessels at USM and GCRL enhances and expands the high-quality education and research opportunities the university can provide as a leading marine science institution. GCRL is one of the oldest and largest marine laboratories in the Gulf of Mexico and has a proven track record of delivering valuable benefits to our community and associated marine economy.

One of the essential vessels in USM's fleet is R/V Tommy Munro, maintained and operated by GCRL. This 97-foot research vessel was completed in 1981 and for more than 40 years it has filled a critical role for research and teaching. Another essential vessel in the USM fleet is the 135-foot Oceanographic Research Vessel R/V Point Sur; it was built in 1980 and added to the USM fleet in 2015. These two vessels have broad capabilities and are widely used to conduct trawling surveys; long-lining; deployment and recovery of arrays, structures, buoys and moorings; cable laying and sea/shore interface installation; submarine and diverless systems support; seismic research; camera platform and tracking assignments; and oceanographic surveys and logistics. Both vessels are reaching the end of their usable life after each having served more than 40 years. The outdated design and fully analog technologies inherent to vessels of this age are also impacting the usability and capability to support and train researchers, students, and the workforce and support innovative technology testing and use.

The design and fabrication of a new coastal research vessel will enable USM and GCRL to maintain its unique capacity to provide critical access for research, education, and outreach to benefit students, researchers, the public, and Mississippi's economy. This project would help increase the long-term competitive advantages of Mississippi and the region by expanding the state's ability to attract high-growth sectors and industry and provide them with continued support. Additionally, a new vessel will allow USM to directly enhance research and innovative technologies throughout the state and surrounding region while training a competitive workforce and maintain critical data support to inform state and Federal fisheries management decisions. This project will ultimately replace two inefficient and aging vessels in USM's fleet with one modernized vessel that has greater capabilities and improved usability to continue providing the discussed benefits and collaboration.

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

Project Timetable/Milestones

Estimated Start Date: 07/01/2026

Estimated Completion Date: 06/30/2030

Milestones

The following timeline and milestones have been developed to ensure major deliverables are accomplished. 'Year 0' represents current fiscal year 2026 – 2027 in which USM is in the process of early-stage planning to identify expanded research and teaching needs for the vessel and identifying the associated vessel specifications. These dates are defined on a quarterly basis to begin July 1, 2026 and be completed June 30, 2030.

Milestone 1.0: Vessel Needs Planning – 2025–2026: USM investment to identify expanded research and teaching needs for the vessel and associated vessel specifications – Year 0

Milestone 2.0: Select Shipyard for Architecture, Design, and Construction – Quarter 1

Milestone 3.0: Architecture and Design of Research and Teaching Vessel – Quarter 2 through Quarter 6

Milestone 3.1: Basic structure, hull design, and propulsion system determined

Milestone 3.2: Customization for scientific and educational needs to include accommodations, labs spaces, and deck equipment

Milestone 3.3: Final review and approval from USM and IHL

Milestone 3.4: Final review and approval from the United States Coast Guard

Milestone 4.0: Fabrication of the Research and Teaching Vessel – Quarter 6 through Quarter 16

Milestone 4.1: Hull fabrication and erection

Milestone 4.2: Outfitting of heavy machinery and ship systems

Milestone 4.3: Launch vessel

Milestone 4.4: Installation and testing of deck equipment and instrumentation

Milestone 4.5: Sea trials with USM and shipyard to ensure the vessel is performing as expected and with optimum outputs

Milestone 4.6: Sea trials with United States Coast Guard to ensure safety and operational compliance

Milestone 4.7: Official ship designation and approval to sail granted by United States Coast Guard

Milestone 4.8: Delivery of the Research and Teaching Vessel to the USM GCRL

Milestone 5: Research, Teaching, and Industry Partner Development – Quarter 2 through Quarter 15

Milestone 6: Marketing and Communications – Quarter 1 through Quarter 16

Milestone 7: Launch of Vessel Services – Quarter 16

Milestone 8: Quarterly Reporting – Quarter 1 through Quarter 16 (30 days after the end of every quarter)

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

Funding Section	
GCRF Funds Requested	\$2,500,000
Total Matching Funds	\$15,563,068
Overall Total Funds	\$18,063,068
Applied For Matching Sources	A total of \$15,000,000 in funds for architecture, engineering, and construction of the research and teaching vessel will be applied for through the FY2026 GOMESA Request for Funding.
Secured Matching Sources	A total of \$563,068 in matching funds have been secured by The University of Southern Mississippi through in-kind salary and fringe for USM staff to manage, coordinate, and participate in design and construction of the vessel during the four-year duration of the proposed project; USM staff travel to and from the shipyard to coordinate with engineers and builders; and through repurposing materials and equipment from soon-to-be retired vessels (R/V Tommy Munro and R/V Point Sur). Repurposed materials and equipment include a deck crane, barrel-drum winches, first aid cabinets and supplies, heart defibrillator, basket stretcher with lifting bridle, depth finder, laptops, and mattresses.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	7
Increase in Full-Time Employ From Proj	2
Total Full-Time Employment	9
Indirect Jobs Total	100

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	USM is leveraging proximity to the Gulf to advance scientific research, develop innovative partnerships, and propel Mississippi's growing blue economy. This project supports the fabrication of a new research and teaching vessel that will further the region's competitive advantage by attracting users across sectors through increasing coastal access and support for innovative technologies, resulting in increased investment in the region. This project will continue to support seven full-time benefited job positions in Jackson County, MS and is anticipated to add two additional full-time positions. Use of the vessel by federal, state, university, and private sector partners will support numerous jobs in Mississippi and across the Gulf, many of which rely on a research vessel for ocean access for their employment.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Through use by federal, state, university, nonprofit, and private sector partners, the predecessor to this vessel remained financially sustainable for more than 40 years and resulted in the creation of long-term jobs. Based on expense projections and estimated use from current partners, USM anticipates this trend to continue with a new vessel. Over the past decade, the preceding vessel R/V Tommy Munro has averaged 74 sea days each year, while only requiring roughly 64 sea days a year to cover annual expenses. Our current clients have committed to a minimum of 70 days per year, which would cover projected expenses on a new ship during year 1 of operation (see attached estimated expenses and rate calculations). Performance metrics include selection of durable materials with affordable maintenance and operational costs and usage. A modern vessel will increase usability and scope and allow us to expand our client base and usage opportunities.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	This project leverages and encourages leveraging of many funding sources, including more than \$500,000 committed from The University of Southern Mississippi and \$15 million from GOMESA through an application submitted to the FY2026 Request for Proposal, all of which are separate from BP settlement funds.

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

5	Supported by multiple government or private sector entities	This project has letters of support from 4 partners representing multiple state entities and university sectors spread across Mississippi coastal counties and the Gulf region. Entities that use the current vessel, and have need for a continued use, include USM Center for Fisheries Research and Development, Florida Fish and Wildlife Conservation Commission, Gulf States Marine Fisheries Commission, Alabama Marine Resources, National Oceanic and Atmospheric Administration and the National Marine Fisheries Service, the Pacific Naval Information Warfare Center, and Liquid Robotics.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	USM is identifying expanded research and teaching needs for the vessel and the associated vessel specifications, which will enable this project to move quickly and efficiently to design and engineering and subsequently quickly to fabrication after funds are secured.
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The aging, soon-to-be retired vessel, R/V Tommy Munro, collects data that directly support commercial and recreational fishing, which are essential to tourism in our region. The R/V Tommy Munro has been rigorously certified as one of few non-federal vessels authorized to collect critical fishery-independent data for the federal/state Southeast Area Monitoring and Assessment Program (SEAMAP) partnership. Data collected through SEAMAP are used to support stock assessments for species such as shrimp and groundfish as well as the Reef Fish Federal Management Plan which manages 31 species including red snapper, grouper, and amberjack, to inform Gulf Council Plans, State fishery openings and closures as determined by SEAMAP partner agencies including Mississippi Department of Marine Resources, for mapping essential fish habitat, and developing management and restoration plans such as the Open Ocean TIG's Restoration Plan 4 (RP4) as well as others. The new vessel will be similarly certified.

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Mississippi's coastal and maritime economy has an economic competitive advantage due to its access to the oceans. USM is leveraging the proximity to the Gulf to advance scientific research, develop innovative partnerships, and propel Mississippi's growing blue economy. Through design and fabrication of a modernized vessel with state-of-the-art capacities to support connection to the ocean, this vessel will attract high-growth industries that require access to coastal and offshore waters resulting in increased investment in the region.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	This project leverages assets at the GCRL and USM facilities located in all three Mississippi coastal counties, including the School of Ocean Science and Engineering, the USM Gulf Park Campus, Center for Fisheries Research and Development, and Roger F. Wicker Center for Ocean Enterprise. With a presence that extends across Hancock, Harrison, and Jackson counties, USM is a significant economic driver across the Mississippi Gulf Coast and is positing the coast as a global leader in ocean and maritime technologies. In addition, this project will support partners in every state bordering the Gulf, Florida Fish and Wildlife Conservation Commission, Gulf States Marine Fisheries Commission, Alabama Marine Resources, Pacific Naval Information Warfare Center, and National Oceanic and Atmospheric Administration through critical data collection necessary for fisheries management.
10	Transformational for the future of the region but creates a wider regional impact	Users of the newly fabricated vessel span a variety of sectors and localities, including Mississippi coastal counties and all five Gulf Coast states. The new vessel will increase research capacity and capabilities in the region, resulting in a wide regional impact. Scientists at USM develop and conduct research from offshore vessels that inform resource management in Mississippi and across the Gulf. As we work with state, federal, and community partners, USM is able to ensure we understand regional scientific fishery needs, provide coastal residents with tools to become effective stewards of the Gulf, and focus efforts on the promotion of sustainable fisheries and critical habitats.

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi

Project Name: USM Research and Teaching Vessel

14	Enhances research and innovative technologies in the region	This project directly enhances research in the region through fabrication of a state-of-the-art, new vessel to support research and teaching efforts and use of innovative technologies by federal, state, nonprofit, and university partners. The capabilities of the vessel will draw clients and their innovative technologies to Mississippi to enhance research in the region.
15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Performance metrics of outcome and return on investment to be tracked include the number of days at sea; number and type of partners using the vessel (i.e. federal, state, university, non-profit, for profit, etc.); types of research or industry projects supported by the vessel; number of students trained on the vessel; number of people brought to the area for use of the vessel; amount of per diem spent; as well number of homes purchased.

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

Project Information

Project Year:	2026
Project Name:	Gulf Blue Mission Acceleration Connector
Project Location:	Gulf & Ship Island Building 2605 13th Street Gulfport, MS 39501
County:	Harrison, Jackson, Hancock

Applicant

Name	The University of Southern Mississippi Research Foundation
Contact:	Joseph G.
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Address 2:	
City:	GULFPORT
State:	MS
Zip:	39501

Mailing Address

Address 1:	2605 13th Street
Address 2:	
City:	Gulfport
State:	MS
Zip:	39501

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

Project Description/Overview

This project is for supporting the establishment and development of the Gulf Blue Mission Acceleration Connector (Gulf Blue MAC) located in the Gulf and Ship Island Building (GSI) in downtown Gulfport, MS. The Gulf Blue MAC will serve as the front door for the Department of Defense (DoD) and other federal agencies to engage with regional businesses, academic institutions, and state organizations in identifying and deploying cutting edge innovations that meet stakeholders' mission needs and that strengthen the competitive advantages of the region's existing maritime industry sectors. These maritime industry sectors include among them shipbuilding, port & harbor operations, marine aquaculture, fisheries, defense, and coastal restoration.

To accomplish this, the Gulf Blue MAC will oversee the operations of two flagship programs, the Gulf Blue Navigator and the new Gulf Blue Connect that aim to promote the growth and diversification of the region's knowledge-based blue economy.

The University of Southern Mississippi Research Foundation (USMRF 501c3) working with the University of Southern Mississippi (USM) under an affiliation agreement and with numerous other partners and sponsors has established the nationally recognized Gulf Blue Navigator – a formal cohort program for late-stage marine tech startups that assist selected innovation driven firms to identify new opportunities and partners for expanding and growing their business in the region. Through 3 cohorts the program has attracted 12 companies to register to do business in the state and expand their operations on the Gulf Coast. These firms represent over \$80 million in venture backing and have, through the Navigator program, secured to date over \$5 million in additional funding.

Gulf Blue Connect is a new non-cohort-based program for providing services and opportunities for early-stage startups and entrepreneurs, as well as established small businesses and industry in connecting with the region's maritime technology sectors and resources. The Gulf Blue Connect assists entrepreneurs and companies and other organizations from around the state of Mississippi in connecting with the resources and opportunities in the Gulf Coast region to grow and promote their business, benefiting not just the Gulf Coast but the entire state.

Supporting Gulf Blue Connect, USMRF is engaged with the Naval Surface Warfare Center Panama City Division (NSWC PCD) in Panama City, FL in establishing a Partnership Intermediary Agreement (PIA) for connecting with the NavalX Gulf Coast Tech Bridge. Lead by NSWC PCD in partnership with the Naval Research Lab (NRL) and the Naval Meteorology and Oceanography Command (CNMOC), both located at the Stennis Space Center, Hancock County, MS, the Tech Bridge offers direct access for companies and the Navy to test and evaluate emerging technologies purposed for the Navy's mission needs. Additionally, USM has established a cooperative research and development agreement (CRADA) with CNMOC. USM is engaged with the U.S. Army Corp of Engineers Research and Development Center (ERDC) in Vicksburg, MS in fostering research collaborations and technology transfer with ERDC and its technology transfer support partner, ERDCWERX.

USMRF recently secured a \$400,000 grant from the Builders Initiative, a family office foundation under the Walton Family Foundations. This grant supports connecting innovation driven small businesses with the USM Thad Cochran Maine Aquaculture Center's (TCMAC) Marine Aquaculture Technology Demonstration Hub in Jackson County, MS. The Hub is funded in part through a \$3.1 million GOMESA award from the Mississippi Department of Marine Resources. Through the Gulf Blue Connect, USMRF and USM will assist small business and industry clients with technology testing and demonstration projects supporting partnerships and opportunities with NOAA, the USDA, ERDC, and the Mississippi Department of Marine Resources for addressing mission needs in marine aquaculture, fisheries, and coastal restoration in the Gulf Coast region.

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

GCRF project funds will be utilized for Gulf Blue Navigator cohort member agreements, providing collaborative working space as well as soft-landing space in the GSI for firms to operate temporally while they identify and establish new offices and manufacturing space in the region. It will provide funds to help cover USM's costs for providing prototyping, testing, demonstration, and technical assistance for projects with small businesses and federal and state agencies via the Gulf Blue Connect and Navigator programs. Funding will also help offset the costs of business and technical services assisting small businesses and entrepreneurs that include federal and state registration assistance, establishing federal and Defense Contract Audit Agency (DCAA) compliant accounting systems, videography and marketing support, and related services.

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

Project Timetable/Milestones

Estimated Start Date: 07/01/2026

Estimated Completion Date: 06/30/2028

Milestones

Stakeholders' Mission Needs

Innovation Support – Strengthen the capacity to meet stakeholders' mission needs by facilitating access to infrastructure, research and development expertise, prototyping capabilities, pilot-scale production, scalability testing, data analysis, and workforce development. The goal is to implement demonstration projects that validate innovations for meeting stakeholders' mission needs to be commercialized by small businesses and industry located in the region. The expected impact will be higher-wage jobs, diversification of the region's knowledge-based blue economy and strengthening the competitiveness of the region's maritime industry sectors.

Timetable and Milestones

1st quarter milestones:

- A) Complete GCRF award agreement.
- B) Hold a stakeholder meeting with USM and relevant federal, state, and industry partners to ensure integration of the GCRF support with other sources of support for the Gulf Blue MAC. Identify with federal, state, and other stakeholders their mission needs that the Gulf Blue MAC will work to address.
- C) Complete sub award and/or contractual services agreements for providing business and technical assistance. (GCRF Funds \$75,000 per year for 2 years = \$150,000)
- D) Review and refine process for requesting and selecting projects from small businesses and industry for working with USMRF – USM and federal, state, and other partners to address identified mission needs via Gulf Blue Navigator (define cohort focus areas) and Gulf Blue Connect programs.

2nd quarter through 8th quarter milestones:

- A) Stakeholders' mission needs will be reviewed and updated at least once quarterly, as they are satisfied, and as new needs are identified.
- B) Execute at least two Gulf Blue Navigator cohorts during the project period – one annually. A minimum of 12 Navigator cohort member agreements will be completed (at \$25,000 per agreement) and a minimum of 12 related demonstration projects associated with the cohort members to be conducted. Demonstration projects up to \$12,500 to be funded by GCRF funds. Non-GCRF funds may be leveraged to support demonstration projects exceeding \$12,500. (Total GCRF funds = \$450,000)
- C) Provide Gulf Blue Connect services to interested startups, existing small-medium size businesses of Select and award a minimum of 1 to include identifying up to 4 projects per year for a total of up to 8 projects up to \$12,500. Non-GCRF funds may be leveraged to support demonstration projects exceeding \$12,500. (Total GCRF funds = \$100,000)
- D) Provide space one half of the 2nd floor in the Gulf and Ship Island Building (GSI) for supporting cohort members' hot-seat memberships and collaborative working space for stakeholders. (GCRF funds at \$150,000 per year for two years = \$300,000)
- E) Provide videography and marketing support through USM's Visualization and Digital Multimedia Outreach program. (GCRF funds at \$100,000 per year for 2 years = \$200,000)

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

Funding Section	
GCRF Funds Requested	\$1,200,000
Total Matching Funds	\$775,000
Overall Total Funds	\$1,975,000
Applied For Matching Sources	A proposal for \$375,000 has been submitted in association with the University of Southern Mississippi to the U.S. Small Business Administration's contract solicitation (47QACA25K0452) for Regional Innovation Clusters for Strengthening Domestic Industrial and Manufacturing Capacity. Award announcement is expected in October of 2025.
Secured Matching Sources	USMRF has been awarded on May 15, 2025 with a \$400,000 grant for the Gulf Blue Aquaculture from the Builders Initiative, a Walton Family Office Foundation, to support blue economy and aquaculture innovation in the Mississippi Gulf Coast region. The grant is being awarded at \$200,000 per year over a two year period.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

Multi-Phase Project/Employment	
Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	3
Increase in Full-Time Employ From Proj	5
Total Full-Time Employment	8
Indirect Jobs Total	300

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	The innovation driven high-tech firms created or attracted by the Gulf Blue MAC can have a transformative impact on the long-term competitiveness of the region by attracting skilled talent in high-wage jobs and catalyzing broader economic development. These high-tech firms act as powerful economic engines whose presence and cutting-edge technologies enhances a region's existing maritime industry sectors' long-term competitiveness by fostering innovation, attracting talent, and creating ecosystem synergies. This leads to 1) A broader and more resilient tax base, 2) Significant private sector job creation across multiple skill levels, and 3) A magnet effect for further private investment.
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	The Gulf Blue MAC aims to become part of the Department of Defense (DoD) Defense Innovation Unit's (DIU) new network of OnRamp Hubs. These are physical locations and support centers designed to help non-traditional and emerging technology providers connect with the DoD. These hubs aim to accelerate the adoption of commercial and dual-use technologies by the DoD. DIU funds OnRamp Hubs for five-year increments of up to \$2 million a year to help provide financial sustainability. Funding of Hub projects through other DoD programs and non-DoD programs will provide other sources of long-term financial sustainability. Key examples of performance metrics over the project will include number of net new jobs created and wages of new jobs, total private investment, increase in R&D expenditure in the region, amount of investment capital attracted, business tax receipts from new or expanded firms, and square footage of commercial/industrial space developed or renovated.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	USMRF has already secured \$400,000 from a private family office foundation in support of this project and working with USM has submitted a contract proposal to the U.S. Small Business Administration's Regional Innovation Cluster program for an additional \$375,000. The Gulf Blue Navigator program that this program builds upon has been successful over the last 4 years in securing funding from the National Science Foundation, U.S. Economic Development Administration, Mississippi RESTORE Act, private family office foundations, as well as local business and industry sponsorships.

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

5	Supported by multiple government or private sector entities	As demonstrated by past funding support for the successful Gulf Blue Navigator program from federal, state, and private organizations and the included Letters of Support from Mississippi Power's Economic Development Office, the State Port at Gulfport, as well as example small businesses that include LeVanta Tech and Tek Annoa, the Gulf Blue Mac enjoys support from multiple government and private sector entities throughout the region.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	The Gulf Blue Navigator program has through 3 cohorts attracted 12 new innovation driven blue-tech businesses to expand their operations and register to do business in the state of Mississippi. Together they have over \$80 million in private backing and 4 are actively seeking to establish manufacturing operations in the region. The Gulf Blue MAC will expand upon this success.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The Gulf Blue MAC will leverage and enhance USM's Wicker Center for Ocean Enterprise and USM Marine Research Center in the Port of Gulfport, as well as USM's Thad Cochran Marine Aquaculture Center in Ocean Springs. Other regional assets it will leverage and enhance include NOAA's Office of Marine and Aviation Operations in the Port of Gulfport and NOAA's National Data Buoy Center at the Stennis Space Center in Hancock County and the Naval Research Lab and the Naval Meteorology and Oceanography Command (CNMOC) at Stennis. In addition to USM the Gulf Blue MAC will engage with the states other major research universities that include Jackson State University, Mississippi State University and the University of Mississippi as well as Pearl River Community College and Mississippi Gulf Coast Community College. It will enhance the operations of the Mississippi Enterprise for Technology, Inc. (501c3) and the National Oceans and Applications Research Center (NOARC 501c3).

Gulf Coast Restoration Fund Funding Request

Applicant: The University of Southern Mississippi Research Foundation

Project Name: Gulf Blue Mission Acceleration Connector

10	Transformational for the future of the region but creates a wider regional impact	The Gulf Blue MAC will prove transformational for the region in accelerating the growth of the density of innovation driven blue-tech firms and in increasing the competitiveness of the region's existing maritime industry sectors. But its impact will not be limited to the three coastal counties of the state. The Gulf Blue MAC's Gulf Blue Connect program will extend the reach by helping organizations and businesses in other parts of the state to leverage the Coast's blue-tech innovation ecosystem. The Gulf Blue MAC will actively engage with the U.S. Army Corps' Engineer Research and Development Center (ERDC) and the affiliated ERDCWERX in Vicksburg, MS and their small business and industry partners and those of Mississippi four research intensive universities providing state-wide impact. And the Partnership Intermediary Agreement USMRF is completing with the Navy's NavalX Gulf Coast Tech Bridge will extend the impact of the Gulf Blue MAC from the panhandle of Florida to New Orleans, LA.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	A primary goal of the Gulf Blue MAC is to enhance the region's emerging disruptive maritime technology industry cluster. It is designed to serve as a center of excellence for promoting collaboration among federal and state agencies, academia, small business and industry and other blue economy stakeholders in the region.
14	Enhances research and innovative technologies in the region	The primary purpose of the Gulf Blue MAC is promoting the impact of translational research into the region's maritime commercial industry sectors and for addressing the mission needs of federal and state agencies and other blue economy stakeholder organizations.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Project Information	
Project Year:	2026
Project Name:	Virtual Care Network (VCN) on the Gulf Coast of MS
Project Location:	As a startup, we do not have a fixed location yet. Selecting our location in one of the coastal counties depends on award funds. The location will serve as an office for nurses and doctors to conduct patient consultations via video conferencing. It will include a conference room, offices for tech specialists to ensure IT systems function properly and administrative offices. This setup will enable VCN to provide high-quality virtual healthcare services efficiently.
County:	Hancock, Harrison, Jackson

Applicant	
Name	Virtual Care Network
Contact:	Steven C Namanny
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Address 2:	
City:	RIDGELAND
State:	MS
Zip:	39157
Phone:	769-229-3758
Email:	steven.namanny@bdlabs.ventures
Mailing Address	
Address 1:	573 Boardwalk Blvd
Address 2:	
City:	Ridgeland
State:	MS
Zip:	39157

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Project Description/Overview

The healthcare industry continues to have opportunities for innovative care models. The connectivity and scalability that the internet provides to other service industries have not been fully applied to healthcare. An intelligent combination of technology and methodology in healthcare could unlock efficiencies seen in various service industries.

Telemedicine, for instance, has shown promise but has not effectively changed the care model on a grand scale due to several shortcomings, including a lack of integration with existing healthcare systems, fragmented care coordination, absence of standardized protocols, inconsistent care delivery, and insufficient management of chronic conditions. The Virtual Care Network can address these issues by leveraging telemedicine to disrupt traditional care models. By creating partnerships between primary care providers and specialists and grouping patient populations based on homogenous demographics, care plans can be streamlined. Remote monitoring and chronic care management would further enhance efficiency, ensuring timely and accurate patient care.

Starting with key Mississippi partnerships between primary care providers and specialists will establish a cohesive virtual care network. Using telemedicine, innovative team structures, and machine learning, the patient populations would be segmented based on demographics. Currently, healthcare providers navigate a high volume of patient encounters that yield low financial returns. The goal is to alleviate the management burden of these encounters by offloading maintenance care to the Virtual Care Network (VCN). This allows providers to focus on patients in person with more complex health issues and higher needs. Implementing remote monitoring and chronic care management solutions can also enhance patient outcomes and alleviate strain on healthcare infrastructure. Proactive intervention and personalized care lead to more efficient resource allocation and improved patient satisfaction.

The future of healthcare is leaning towards AI algorithmic care, where patients are grouped into demographics for more efficient and personalized treatment plans. This advanced approach promises to optimize resource allocation and improve patient outcomes significantly.

The National Center for Chronic Disease Prevention and Health Promotion clearly lists an estimated market size:

- \$4.5 trillion in health care expenditures for chronic and mental conditions.
- 944,800 Americans die of heart disease and stroke every year (1/3 of all deaths).
- 600,000 Americans die from cancer, and costs associated with care continue to rise.
- 38 million Americans have diabetes.

<https://www.cdc.gov/chronic-disease/data-research/facts-stats/>

CDC_AAref_Val=<https://www.cdc.gov/chronicdisease/about/costs/index.htm>

The Gulf Coast Restoration Fund presents a unique opportunity to scale this idea and bring lasting change to the healthcare industry, starting right here on the Gulf Coast of Mississippi. The Virtual Care Network (VCN) will create incredibly valuable jobs related to medicine, administration, and technology for the counties of the Gulf Coast. Considering the committed partners, VCN would need at least 15 permanent full-time jobs in the first year.

The Three Pillars to VCN:

****NETWORK CARE****

Grouping patient populations that are highly homogenous for streamlining care. Patients remain connected to their doctor and clinic through structured visitations on site. The VCN team meets with the patient virtually in a dedicated

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

room.

****REMOTE PATIENT MONITORING****

Patients are monitored by VCN between their on-site virtual appointments in the clinic. Patients record data in their home from heart measurements to glucose to blood pressure and more. Technology is put in the patient's environment for collecting this data.

****CHRONIC CARE MANAGEMENT****

Patients are regularly called and checked on to discuss changes in symptoms and consistent medication compliance.

This initiative not only addresses current gaps in healthcare access but also sets the stage for a more integrated and efficient care delivery model. Its innovative nature aligns with the evolving needs of our healthcare system, making it a valuable addition to the industry.

The Virtual Care Network's potential to disrupt traditional care models and foster collaboration across various regions makes it a compelling opportunity for investment and development. With a focus on the Gulf Coast of Mississippi, this project is poised to revolutionize healthcare delivery, setting new standards for efficiency, accessibility, and quality of care.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Project Timetable/Milestones

Estimated Start Date: 08/01/2026

Estimated Completion Date: 07/31/2028

Milestones

These milestones are based on \$1,500,000 worth of funding for a startup. The following timeline outlines the steps needed to build the Virtual Care Network (VCN) from the ground up, detailing key milestones and employment growth over the first two years. The work done prior to any award by the GCRF would include identifying potential lease locations, formalizing MOUs with pilot locations, and building an advisory board.

Year 1

Quarter 1 (Q1)

Project Planning and Initial Setup

- Form the business entity and complete legal requirements to operate.
- Finalize detailed project plan and timelines.
- Narrow the search for an ideal office location in one of the coastal counties---many will have been researched in early 2026.
- Start shopping for initial IT hardware.
- Research and select Electronic Health Records (EHR) software options.
- Begin credentialing and requirements to operate a medical practice.
- **Employees Hired:**
- Project Manager: 1
- **Total Employees by End of Q1: 1**

Quarter 2 (Q2)

Location and Initial Hiring

- Secure a lease for the office space and move in.
- Begin acquiring IT hardware.
- Finalize the selection and begin the implementation of EHR software.
- Start the recruitment process for medical staff.
- **Employees:**
- Healthcare Admin: 1
- **Total Employees by End of Q2: 2**

Quarter 3 (Q3)

Staff Onboarding and EHR Implementation

- Onboard hired medical staff and train in technology.
- Train staff on EHR software.
- Begin setting up the virtual care infrastructure (video conferencing systems, patient monitoring tools).
- Hire IT staff to support infrastructure setup and maintenance.
- **Employees:**
- Nurses: 2
- Doctors: 1
- IT Specialists: 1

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

- ****Total Employees by End of Q3: 6****

Quarter 4 (Q4)

- ****Operational Setup and Initial Credentialing****
- Complete the setup of the virtual care infrastructure.
- Finalize the credentialing process to bill insurance.
- Begin serving the pilot locations and conducting virtual consultations.
- Start developing the care models, standard operating procedures, and other medical plans.
- Strengthen networking efforts to attract patients and potential contracts beyond initial pilot locations.
- Hire additional administrative support to handle credentialing and billing processes.
- ****Employees:****
- Billing Specialists: 2
- Credentialing Coordinator: 1
- ****Total Employees by End of Q4: 9****

Year 2

Quarter 5 (Q5)

- ****Initial Patient Onboarding****
- Start onboarding initial patients from new locations and conducting virtual consultations.
- Continue networking efforts to expand the patient base.
- Hire additional staff as needed based on patient volume.
- ****Employees:****
- Patient Liaisons: 1
- ****Total Employees by End of Q5: 10****

Quarter 6 (Q6)

- ****Scaling Operations and First Paying Contract****
- Land the first paying contract beyond pilot locations with a healthcare provider or insurer.
- Expand patient monitoring programs and chronic care management services.
- Hire more IT staff.
- ****Employees:****
- IT Staff: 1
- Accountant: 1
- Operations Manager: 1
- ****Total Employees by End of Q6: 13****

Quarter 7 (Q7)

- ****Enhancing Service Offerings and Continued Hiring****
- Enhance service offerings based on patient and provider feedback.
- Continue recruiting specialists.
- Develop additional partnerships with primary care providers and specialists.
- Hire sales support.
- ****Employees:****
- Specialists: 2 (e.g., Cardiologists, Endocrinologists)
- Sales/Marketing: 1

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

- ****Total Employees by End of Q7: 16****

Quarter 8 (Q8)

- ****Full Operational Capacity and Continuous Improvement****

- Achieve full operational capacity with all key staff positions filled.

- Continuously monitor and improve service delivery and patient care outcomes.

- Expand partnerships and contracts to further scale the virtual care network beyond state borders.

- Hire additional medical and administrative staff to reach full capacity.

- ****Employees:****

- Nurses: 1

- Doctors: 1

- Support Staff: 2

- Accounting Controller: 1

- ****Total Employees by End of Q8: 21****

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Funding Section	
GCRF Funds Requested	\$1,500,000
Total Matching Funds	\$300,000
Overall Total Funds	\$1,800,000
Applied For Matching Sources	If Virtual Care Network is awarded funding, the matching funds would largely come through bank loans from banks the applicants have previously worked with. There are also enough high-net-worth professionals in the network of the applicants expressing support which gauges interest in potential investment. Finally, some financial backing from the founders can be expected. A founder's role in this scenario would be to fill gaps of the matching funds not provided by a loan or other investment.
Secured Matching Sources	None
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	1
Description of all phases	Phase 1: Initial Launch on the Gulf Coast Securing office space, hiring essential staff, and obtaining necessary certifications and credentialing. Initial efforts will focus on forming partnerships with local healthcare providers and securing contracts to offer telemedicine services, ensuring care for the local population. Phase 2: Statewide and Regional Expansion Building partnerships with a wider network of primary care providers and specialists. By integrating telemedicine with traditional healthcare systems, VCN will enhance care coordination and improve patient outcomes on a larger scale. Phase 3: Scalable Care Algorithms and Specialized Teams Developing and implementing care algorithms that allow for scalable, efficient healthcare delivery. Patients will be grouped homogeneously based on demographic and health data, enabling hyper-focused, specialized care teams to address specific needs. Expanding out of the state of Mississippi.
Current Full-Time Employment	0
Increase in Full-Time Employ From Proj	50
Total Full-Time Employment	50
Total Indirect Jobs	10

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	A new innovative care model on the Gulf Coast of Mississippi, such as VCN, could transform the region into a healthcare innovation hub, attracting significant private sector investment. VCN's telemedicine and care-model approach addresses critical healthcare access issues, making the area more attractive to residents and businesses. This improvement can enhance quality of life, retain local talent like graduating nurses and IT workers, and draw investments. According to McKinsey, healthcare executives believe more investment is needed in virtual technologies, machine learning, and modernizing EHRs—gaps VCN aims to fill, promising scalable growth, reduced costs, and improved patient outcomes. (https://www.mckinsey.com/industries/healthcare/ourinsights/digital-transformation-health-systemsinvestment-priorities)
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Phase 1 Enrollment: 1,000 patients Contracts: Secure 5 local provider and/or insurer contracts Revenue: Generate \$200,000 from patient services and contracts Phase 2 Expansion: Enroll 5,000 patients across Mississippi Contracts: Secure 10 additional state-wide contracts Revenue: Increase to \$1 million Efficiency: Reduce operational costs by 10% through economies of scale Phase 3 Regional Growth: Enroll 15,000 patients in neighboring states Revenue Streams: Increase by 20% through new services Revenue: Reach \$3 million Profitability: Achieve break-even Retention: Maintain 85% patient retention rate Summary: Considering the applicants' healthcare industry experience and the network they can leverage; these performance metrics strike a balance of being ambitious yet realistic.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	This project has strong relationships and letters of support demonstrating a history of securing funding. Relationships with key industry players and financial institutions indicate the ability to secure the necessary match amount. An innovative idea like this is highly attractive because key players in the industry recognize the urgent need within the healthcare industry. Drawing investment and collaboration will be possible due to the applicant's network. Private healthcare providers and technology firms have shown interest, and leveraging these connections, along with local, state, and federal support, enhances the project's viability and promises broad financial backing. This approach exemplifies a potential for scalable growth and economic impact. The applicant's network extends to Innovate (state entrepreneurship program) and even participating in the North/Central MS Angel Fund network with President Tom Jones.
5	Supported by multiple government or private sector entities	Letters provided demonstrate support from individuals with extensive experience in both the public and private healthcare sectors, including experts who understand telemedicine in Mississippi and its current shortcomings. These supporters comprehend what must be done to improve virtual care delivery. Their endorsements underscore the viability and necessity of such a project as VCN, demonstrating a clear path to enhanced healthcare access and efficiency through improved telemedicine infrastructure and practices. The applicant's network extends into several hospital systems with partners in the Delta Health System and Delta Health Centers and several ambulatory surgery centers. The applicants also have a deep network with Innovate and its Angel Fund: https://www.innovate.ms/ Finally, since the last application, the group has met with leadership in Singing River, Jackson County of Chamber of Commerce, and met with real estate owners and toured facilities in the Pascagoula area.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

6	Can move quickly and efficiently to the design, engineering, and permitting phase	Letters of support are provided from healthcare consulting partners, including MMS (Medical Management Services), who have extensive experience managing large healthcare systems such as St. Dominic's Hospital in Jackson and MEA. Their expertise ensures that any entity formed can move quickly and efficiently through the standard operating procedure design, compliance, and permitting phases to become a practicing entity. MMS's proven track record in healthcare management will facilitate timely project implementation and compliance with all regulatory requirements. For any property renovation, applicants would initially turn to its deep network with existing property managers (https://trihelm.com/) to ensure renovation compliance. The group has since the last application also acquired a medical practice and is in conversations to do so with another. The group is very aware of the process to create entities that participate in the medical industry and the network required to do so.
10	Transformational for the future of the region but creates a wider regional impact	VCN has potential to transform the Gulf Coast by creating attractive local jobs, retaining young talent, and drawing high-value positions to the area. This innovation benefits the broader region as partners like St. Dominic's Hospital and Pause Pain & Wellness can adopt the model, showcasing its scalability. Their interest demonstrates the potential for the platform to scale beyond the Gulf Coast. VCN's success can extend across Mississippi and potentially other states, changing healthcare delivery. This combination of local economic activity and broad-scale healthcare improvement highlights VCN's far-reaching potential, making it a catalyst for both regional transformation and wider systemic change.

Gulf Coast Restoration Fund Funding Request

Applicant: Virtual Care Network

Project Name: Virtual Care Network (VCN) on the Gulf Coast of MS

14	Enhances research and innovative technologies in the region	A recent CNBC article (July 2025) ranked Mississippi #45 for doing business, giving the state an F in access to capital and innovation. To be competitive, Mississippi must invest in innovation. VCN aims to implement a creative care model while providing significant research opportunities to improve patient health. VCN's approach will enable evolving care models streamlined for homogenous groups, enhancing healthcare delivery. Investing in VCN will not only address current healthcare needs but also position the Gulf Coast as a regional leader in healthcare innovation, attracting further investments and improving the state's business environment. https://www.cnbc.com/2025/07/10/top-states-for-business-americas-2025-the-full-rankings.html

Gulf Coast Restoration Fund Funding Request

Applicant: Visage Production Inc

Project Name: UAS Manufacturing Plant

Project Information

Project Year:	2026
Project Name:	UAS Manufacturing Plant
Project Location:	Light Industrial Bldg near NASA Stennis
County:	George, Hancock, Harrison, Jackson, Pearl River, Stone

Applicant

Name	Visage Production Inc
Contact:	Annette C.
Address 1:	1103 Balch
Address 2:	1103 Balch
City:	STENNIS SPACE CENTER
State:	MS
Zip:	39529

Mailing Address

Address 1:	1103 Balch
Address 2:	1103 Balch
City:	STENNIS SPACE CENTER
State:	MS
Zip:	39529

Gulf Coast Restoration Fund Funding Request

Applicant: Visage Production Inc

Project Name: UAS Manufacturing Plant

Project Description/Overview

Visage Production Inc is a small and women-owned business seeking 3K-5k sq feet to build a small manufacturing plant near NASA Stennis Space Center.

With a NDA with Mississippi State University and MSET the need to design/build a permanent location is evident. To employ Architects and Engineers at this location around 100 employees with a few toward rapid growth and expansion over a 5 year Strategic plan.

High Technology Industries do require much research and development funding, which we will seek with SBA SBR funding from NSA and/or Homeland Security. The purpose of the Drone Plant is to allow an a environment where Drone Pilots and Operators can develop new products for the blue economy. It also will allow Drone Operators and Pilots to utilize their ability in the oil and gas industries for mapping, surveying and inspecting. Although Drones have the unique feature for photography and videography, these features are simple the tip of the iceberg.

Aviation and aerospace are constantly rising and expanding in other arenas such as thermal imaging, geospatial intelligence as well.

Gulf Coast Restoration Fund Funding Request

Applicant: Visage Production Inc

Project Name: UAS Manufacturing Plant

Project Timetable/Milestones

Estimated Start Date:	10/01/2025
Estimated Completion Date:	02/01/2030
Milestones	
This timetable is projected as we will continue to seek funding from U S SBA SBR grants as well FAA (eFast) designation for their drone projects and technology. Since Drones are indirectly and directly related to transportation related industries, we expect many new products and features to keep the industry dynamic.	

Gulf Coast Restoration Fund Funding Request

Applicant: Visage Production Inc

Project Name: UAS Manufacturing Plant

Funding Section	
GCRF Funds Requested	\$4,000,000
Total Matching Funds	\$1,000,000
Overall Total Funds	\$5,000,000
Applied For Matching Sources	Since the perfect match would include public and private funding, this project falls within the scope of Public Private Partnership. CDBG and Economic Development grants should be included within this scope as well as SBA funding for loan guarantees depending upon the application.
Secured Matching Sources	We are also working with a Securities lawyer to go after Regulation D 506 funding. We are discussing Class A Securities as a primer.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: Visage Production Inc

Project Name: UAS Manufacturing Plant

Multi-Phase Project/Employment	
Multi-Phase Project	Yes
Total Number of Phases	3
Which Phase Is This	1
Description of all phases	Phase I - Environmental Assessment and location of physical plant Phase II Building of the Plant and furnishing necessary equipment fixtures for the lab and workspace. Phase III Design of the mapping for Commercialization and other technologies
Current Full-Time Employment	1
Increase in Full-Time Employ From Proj	20
Total Full-Time Employment	21
Indirect Jobs Total	12

Gulf Coast Restoration Fund Funding Request

Applicant: Visage Production Inc

Project Name: UAS Manufacturing Plant

Legislative Priorities Met Section

Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	Summer 2026
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	Fall 2026
3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	Spring 2027
5	Supported by multiple government or private sector entities	Summer 2026
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Spring 2026
7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	Fall 2026
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Fall 2026
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	Spring 2027
11	Enhances the marketability of existing industrial properties	Summer 2026
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	Summer 2026
13	Infrastructure project for business retention and development	December 2027
14	Enhances research and innovative technologies in the region	March 2026

Gulf Coast Restoration Fund Funding Request

Applicant: Visage Production Inc

Project Name: UAS Manufacturing Plant

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	Summer 2028

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

Project Information

Project Year:	2026
Project Name:	William Carey University Tradition Campus Student Housing
Project Location:	William Carey University Tradition Campus 19640 Highway 67 Biloxi, MS 39532
County:	Harrison

Applicant

Name	William Carey University
Contact:	Ben B.
Address 1:	710 William Carey Parkway
Address 2:	
City:	HATTIESBURG
State:	MS
Zip:	39401

Mailing Address

Address 1:	710 William Carey Parkway
Address 2:	
City:	HATTIESBURG
State:	MS
Zip:	39401

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

Project Description/Overview

William Carey University (WCU) is requesting assistance from the Gulf Coast Restoration Fund in the amount of \$3,802,478 for student housing at the WCU Tradition Campus located in Harrison County, MS. The student housing consists of twelve townhomes in two separate structures. The housing can serve undergraduate and post-graduate students seeking professional credentials. WCU will also allow nursing students from Mississippi Gulf Coast Community College to utilize the townhomes.

WCU Information

WCU began in 1892 and operates instructional locations in Hattiesburg, the Tradition Campus in Biloxi, and nursing offerings in Baton Rouge, LA. WCU is accredited by the Southern Association of Colleges and Schools to award bachelor, master, education specialist, and doctoral degrees.

Tradition Campus Information

WCU began operating on the Mississippi Coast in 1976 with Carey on the Coast. The Tradition Campus opened in fall 2009 following Hurricane Katrina. It serves as the anchor institution for the Tradition/Learning Medical City planned community designated as a Health Care Industry Zone by 2012 legislation allowing health-care related businesses located within a 5-mile radius to qualify for incentives. Undergraduate and graduate options at Tradition provide programs in nursing, education, criminal justice, health related professions, psychology, counselor education, and business administration. The School of Pharmacy is the first professional school on the Mississippi Coast.

Enrollment at Tradition in fall 2022 was 1,270 students with 822 undergraduate, 318 graduate, and 130 students in the Doctor of Pharmacy program. Facilities currently include the administration building, the original academic building, the School of Pharmacy (Sanderson Hall), and a multi-purpose academic building (Scianna Hall). The latter two were completed in 2018. Currently, the Doctor of Pharmacy program has the capacity for additional participants. The ability to provide on-campus housing will increase the attractiveness of the program to potential candidates.

WCU has affiliation agreements with over 35 area hospitals and clinics and a memorandum of understanding with Mississippi Gulf Coast Community College for health science transitional plans creating pathways from MGCCC to Tradition. Tradition offers tuition discounts for Ingalls Shipbuilding employees and is military friendly by offering tuition discounts to military personnel.

In 2024 and 2025, the Tradition Campus was selected as the Gold Winner for Best College/University in the Best of Coastal Mississippi contest sponsored by the Sun Herald. Their website states, "The administrators of the Tradition Campus of William Carey University have built a reputation for listening to the needs of its community partners and offering courses and programs that better serve the local area." In school year 2023-24, Tradition began offering lunch on the campus. Meals are prepared in Hattiesburg and transported to Tradition. WCU has also been ranked first among Mississippi's four-year schools in Money.com's 2025 "Best Colleges in America" list.

Project Specifics

The proposed project includes the construction of townhomes to provide student housing at Tradition. The project will construct 12 townhomes grouped into 2 separate structures containing 6 townhomes each. The construction of townhomes meets current student housing design that appeals to both undergraduate and post-graduate students seeking professional licensure. The new student townhouses can accommodate 72 students and include kitchen and laundry amenities in each unit.

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

Preliminary project design and final construction documents have been completed. Bidding and contract award can begin upon notice of award. Completion of construction can occur within 12 months of starting. This project differs from previous designs in that the townhomes will be located further away from the Administration Building to allow for future construction of instructional facilities and future student housing additions.

The matching amount of \$950,620 will be paid from available facility upgrade funds from the university's capital projects annual budget.

With these enhancements, Tradition will be the only university on the Mississippi Coast to provide students with on-campus housing. These improved student life opportunities will increase the attractiveness of WCU and the Mississippi Coast. WCU will allow students seeking a residential university experience to remain on the Mississippi Coast, as well as attracting students from surrounding areas.

Economic benefit and financial sustainability can be determined by student enrollment changes and housing occupancy. The ancillary benefits of residential students on the Mississippi Coast include the economic effect of meeting their buying needs and local spending of their discretionary funds.

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

Project Timetable/Milestones

Estimated Start Date:	07/01/2026
Estimated Completion Date:	06/26/2027
Milestones	
05/12/25 - Preliminary Design Completed 07/21/25 - Construction Documents Completed 08/27/25 - Tradition Site Plan Approval 09/17/25 - Finalize Bid Documents 05/01/26 - GCRF Grant Award Notification 05/08/26 - Advertise for Bid 05/29/26 - Bids Received 06/12/26 - Award Bid 06/26/26 - Execution of Construction Contracts 07/01/26 - Notice to Proceed / Start Construction 06/26/27 - Substantial Completion / Construction Completed 08/01/27 - Owner Occupancy The following studies and surveys have been previously completed for the Tradition campus site: Phase 1 Environmental Study Treated and Endangered Species Study Cultural Resources Survey Wetlands Delineation Study Topographic Survey	

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

Funding Section	
GCRF Funds Requested	\$3,802,478
Total Matching Funds	\$950,620
Overall Total Funds	\$4,753,098
Applied For Matching Sources	No matching funds have been applied for. All matching funds are from available facility upgrade funds from the capital projects annual budget.
Secured Matching Sources	Matching funds include costs for architectural/engineering services and costs for appropriate surveys and studies paid prior to July 31, 2025. The balance of the matching funds will be paid from available facility upgrade funds from the capital projects annual budget.
Previously Funded With GCRF Funds	No
Legislative Session	

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

Multi-Phase Project/Employment

Multi-Phase Project	No
Total Number of Phases	
Which Phase Is This	
Description of all phases	
Current Full-Time Employment	71
Increase in Full-Time Employ From Proj	3
Total Full-Time Employment	74
Indirect Jobs Total	30

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

Legislative Priorities Met Section		
Priority	Description	Met By
1	Will impact the long-term competitiveness of the region and may result in a significant positive impact on tax base, private sector job creation and private sector investment in the region	WCU seeks to support workforce development and job creation through quality programs and resources. WCU has an excellent rate of nursing program completers obtaining jobs. Currently, 100% of nursing graduates are obtaining jobs within one year of graduation. Based on recent data, Memorial Health Systems has 172 open RN positions. Singing River Hospital System has 143 total open RN positions. Expanding opportunities at Tradition will help these providers meet their staffing needs. Supported by MS Dept. of Education and U. S. Dept. of Education funding, the WCU education program has worked with local school districts to address teacher shortage by creating internship programs for teacher assistants to become licensed teachers and targeting those that may wish to change professions and obtain a teaching license. The criminal justice program has a memorandum of understanding with the MS Highway Patrol on having criminal justice program completers enter the MHP Academy.
2	Demonstrates the maximum long-term economic benefits and long-term growth potential of the region based on a financial analysis such as a cost-benefit or a return-on-investment analysis	WCU has prepared a return on investment and operational cost analysis including construction costs and income/expense projections for future years. Annual net income is projected to increase by \$566,089. Return on investment for the total cost is 11.9%. The return on investment for the WCU matching portion is 59.5%. A 10-year economic impact analysis has been performed with information specific to the Tradition campus. Over the last ten years, Tradition Campus has employed an average of 94 people and supported an additional 28 indirect jobs within the six-county area. In 2015, Tradition Campus had a total payroll of \$3.37M, resulting in \$41,118 in average earnings per job. In 2024, total payroll has risen to \$6.2M, resulting in \$70,406 in average earnings per job. In 2024, average earnings for Tradition Campus employees are 245% higher than the average worker in MS and 215% higher than the average worker in the six coastal counties.

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

3	Demonstrates long-term financial sustainability, including clear performance metrics, over the duration of the project	WCU has performed analysis of anticipated increases in operational revenues and expenses for the proposed project. The university anticipates increased revenue from additional enrollment in the Pharmacy program and in regular student enrollment. Revenue increases for increased enrollment and student housing are projected to be in excess of additional operational expenses for the years following completion of construction. Total revenue increase is projected at \$710,715. Net income is projected to increase by \$566,089. The projections reflect the financial sustainability of the project components. Enrollment and housing occupancy provide clear metrics of performance that can evaluate effectiveness and sustainability.
4	Leverages or encourages leveraging of other private sector, local, state and federal funding sources with preference to projects that can demonstrate contributions from sources other than BP settlement funds	The programs at Tradition are currently supported by a variety of governmental and philanthropic sources. The WCU project will leverage these funding opportunities to improve programmatic and student life offerings at Tradition. WCU has participated in federal funding from the MS Department of Education in addressing teacher shortage through creating educator internships and alternate route educators. WCU has previously received U.S. Dept. of Education funding to create a Supporting Effective Educator Development (SEED) program to provide pre-service teachers a nontraditional teacher preparation program following a two-year residency model and additional certifications in math and science. The SEED program is in the sustainability phase following federal funding. This sustainability is being supported through corporate sponsorships. Tradition also receives support from the Biloxi Regional Foundation and the Bacot-McCarty Foundation to support its nursing program.

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

5	Supported by multiple government or private sector entities	WCU College of Health Sciences has affiliation agreements with over 35 health care entities in Hancock, Harrison, Jackson, Pearl River and George Counties. A list is included in the Attachments. These agreements allow students to complete clinical experiences and are an excellent recruitment tool for those employers. WCU has a memorandum of understanding with MS Gulf Coast Community College for health science transitional plans creating pathways from MGCCC to Tradition. The education program meets all educator licensure requirements of the MS Department of Education. The teacher preparation SEED program is in the sustainability phase following federal funding. This sustainability is being supported through corporate sponsorships. WCU aquatic sports teams also utilize the Biloxi Natatorium for practice and competition.
6	Can move quickly and efficiently to the design, engineering, and permitting phase	Preliminary design and construction documents for the proposed WCU Tradition Campus Expansion have been completed. The proposed project is being constructed on an existing site with significant construction projects that previously required numerous studies and surveys. The required Phase 1 Environmental Study has been previously completed. The Threatened and Endangered Species Study has been previously completed. The Cultural Resources Survey has been previously completed. The Wetlands Delineation Study has been previously completed. The proposed project is within the existing campus and does not affect any undeveloped area of the site. The final design and bidding documents have been completed. Upon Notice of Award, the bidding and construction contract components can be completed within 45 days. It is anticipated that construction could begin on July 1, 2026, and completed within 12 months.

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

7	Enhances the quality of life/place and business environment of the region, including tourism and recreational opportunities	The proposed project will allow WCU Tradition to be the only university campus on the Mississippi Coast with traditional residential amenities for university students. The addition of student housing will not only affect student life but has an expanded effect on the area. The new on-campus student housing will significantly increase the attractiveness of the School of Pharmacy to potential candidates by offering the availability of affordable residence options. The WCU aquatic sports utilize the Biloxi Natatorium for practice and competition. The health services and nursing programs support the development of the providers necessary to provide these critical services. Most recent data indicate coastal Mississippi's medically underserved population and support the availability of primary care and access to quality healthcare.
8	Expands the region's ability to attract high-growth industries or establishes new high-growth industries in the region	Tradition is a designated Health Care Industry Zone. Health care-related businesses locating within a five-mile radius can qualify for Health Care Industry Zone incentives. Attracting health care providers and services to the areas adjacent to Tradition can be supported by the proposed project. The full-time residents on the Tradition campus will also increase the probability of significant business investment in services to the larger entirety of the Tradition population.
9	Leverages or further enhances key regional assets, including educational institutions, research facilities, ports, airports, rails and military bases	The proposed project will expand the coordination between WCU Tradition and health care providers, local school districts, community colleges, military bases, and research capabilities. The School of Pharmacy has a dedicated research laboratory exclusively for faculty research. As mentioned previously, WCU Tradition has articulation agreements and memorandum of understanding with health care providers, governmental entities and school districts. WCU has also formed a partnership with MS Gulf Coast Community College to offer housing to their nursing students when space permits.

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

10	Transformational for the future of the region but creates a wider regional impact	The project will serve the future of the region by providing a traditional university setting with the amenities included for resident students. Currently, 51% of Tradition students are transferring from a community college or other educational setting. Offering comprehensive housing will transform the WCU Tradition campus. When Tradition opened, businesses chose to locate adjacent to the campus to serve students. The inclusion of full-time residents will further enhance business growth to serve the new residents at Tradition and new residents to the Mississippi Coast. As healthcare and education face shortages in nurses and teachers, the expanded workforce development capacity of Tradition will serve the broader region by meeting healthcare and educational employment needs of those providers.
12	Enhances a targeted industry cluster or creates a Center of Excellence unique to the region	The Tradition project targets the healthcare and education industries by expanding resources in these two critical industries. 100% of nursing graduates obtained jobs. WCU graduated more education majors than any other university in the state. WCU's Ph.D. in Nursing program has earned the #5 national ranking from RegisteredNursing.org in its 2023 assessment. WCU has received two rounds of MS Dept. of Education funding, one for undergraduate students and one for students pursuing an alternate licensure route, to establish teacher residency programs in geographical critical shortage areas. The program provided grants to enroll candidates to work toward their graduate degree and while earning the credentials for an initial educator license. The teacher preparation SEED program is in the sustainability phase following federal funding which is being supported through corporate sponsorships. The School of Pharmacy continues to prepare professionals to serve the coast populations.
14	Enhances research and innovative technologies in the region	The School of Pharmacy research facility continues to expand the research activities of faculty. WCU students also participate in the Students as Researchers Quality Enhancement Plan and can earn course credit while engaging in co-curricular research projects under the guidance of faculty mentors. Through the offering of doctoral programs in the College of Health Sciences, students are exposed to research tools and the research process by having the opportunity to participate in various research studies.

Gulf Coast Restoration Fund Funding Request

Applicant: William Carey University

Project Name: William Carey University Tradition Campus Student Housing

15	Provides outcome and return on investment measures, to be judged by clear performance metrics, over the duration of the project or program	The economic benefit and financial sustainability of the project can be easily determined based on changes in student enrollment and housing occupancy. These data components are readily available and routinely assessed by the university. There is no need for the creation of new data acquisition systems. These data elements can also be disaggregated for each academic program or undergraduate, graduate, or doctoral level participation. These performance measures will guide the university's operational decisions and growth plans for the Tradition Campus. WCU has conducted return on investment and net operating income estimates based on projected enrollment increases and student housing occupancy. These estimates reflect increases in net operating income at Tradition and an impressive return on investment for total project costs and the WCU required match. See responses to Priorities 2 and 3 for applicable amounts and percentages.